File #: 24-0198

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 03/25/2025

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:
PP2023-0004: Precise Plan application for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 546 residential condominium units and private parks in the Low Density Residential, Medium Density Residential, High Density Residential, Park and Open Space designations of 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 adopt Resolution No. 2630 GRANTING PP2023-0004 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

EXHIBIT 3

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 are Phases 3 and 4. These two phases consist of a total 546 residential units 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 existing homes 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). This report is for PP2023-0004, which focuses on the site plan, architecture, landscaping and perimeter fencing for the project. TTM 38572 focuses on the creation of the lots associated with 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

PP2023-0004 is for the development of Phases 3 and 4 of the Arantine Hills Specific Plan. The precise plan accompanies TTM 38572 which will create residential lots for condominium purposes for these two phases. The project features a mix of dwelling unit types very similar to the residential units that were constructed in Phase 1 and currently under construction in Phases 2 and 2B (south side of the channel). The project will accommodate 546 units, two neighborhood private parks, private streets, open space, trails, and the extension of the Bedford Channel on a total of 85.51 acres. The phasing, planning areas, zoning, acreage, land use and density of the project are summarized in the table below.

Table 1: 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

All of the residential units are proposed as either detached or attached condominium homes. There are six different product types which are permitted in their respective zoning. As shown in Table 1, the density proposed for each residential planning area falls within their respective allowable density range that has been established by the specific plan. The project has been evaluated for compliance with the development standards imposed for each planning area with respect to minimum building setbacks, distance between buildings, living area, maximum lot coverage, open space requirements and parking. Every unit is provided with a washer and dryer closet and private open space in the form of a porch, patio and/or yard. The following sections provide additional information on the different residential product types.

Single Family Detached Units

Planning Areas 1 and 17 will be developed with 127 "single family detached" units. Both planning areas are zoned Low Density Residential (LDR). Because these are condominiums, each unit will be constructed on an exclusive use area (EUA) that will allow the residents of each unit to have exclusive use of their own front, side and rear yards. The EUA's will be separated by fencing. Two different EUA sizes are proposed:

- 55 SFD units have a minimum EUA of 50 feet in width by 80 feet in depth.
- 72 SFD units have a minimum EUA of 47 feet in width by 80 feet in depth.

The EUA sizes meet the specific plan's minimum EUA requirement of 2,700 square feet per condominium unit.

Six different floor plans are proposed for the SFD product. Five of the floor plans are two-story units, and one is a one-story unit. The living areas range in size from 1,527 to 2,892 square feet. Each unit has its own attached two-car garage with direct access from a private street. The number of bedrooms and bathrooms ranges from 3 to 4 bedrooms and 2 to 3 bathrooms. Some of the floor

plans include a bonus room that can be converted into an extra bedroom. A concrete trash pad for receptable waste bins is provided in the side yard of each unit.

The minimum parking requirement for the SFD product is a two-car garage for every unit. As each unit is provided with its own garage, the project meets the parking requirement.

Alley Loaded Units

A total of 56 "alley loaded" detached units are proposed within Planning Areas 2 and 2A, which are zoned Medium Density Residential (MDR) and High Density Residential (HDR), respectively. Each unit is two stories and has an attached two-car garage that is accessible from a common 24-foot-wide alley.

Three floor plans ranging from 2,473 to 2,818 square feet are proposed. The floor plans offer 4 to 5 bedrooms and 3 bathrooms. Each unit is provided with a private yard along the side of the unit which can accommodate the storage of receptable waste bins.

The minimum parking requirement for the alley loaded units is a two-car garage per unit. As each unit is provided with its own garage, the project meets the parking requirement.

Tri-Plex Units

A total of 84 "tri-plex" units are proposed within Planning Areas 2 and 17A which are both zoned MDR. The units are clustered into groups of three units that are detached. Two of the units are two stories and the third unit is comprised of a single floor located above the garages. The units are separated by a courtyard that is partitioned into private yards to serve the three units.

Three floor plans ranging from 1,536 to 1,818 square feet are proposed. The floor plans have 3 to 4 bedrooms and 2 to 3 bathrooms. Each unit has a detached two-car garage which has been sized to accommodate the storage of receptable waste bins without obstructing the code's minimum two-car parking space requirement of 18 feet wide by 20 feet deep.

The minimum parking requirement for the tri-plex units is a two-car garage per unit. As each unit is provided with its own garage, the project meets the parking requirement.

Townhome Units

A total of 113 "townhome" units are proposed in Planning Areas 2 and 2A, which are zoned MDR and HDR, respectively. The townhome units are attached as six- and seven-plex buildings. Each unit is two stories and has an attached two-car garage that is accessible from a common 24-foot-wide alley. There are also uncovered parking spaces located throughout the townhomes site in order to meet the specific plan's parking requirement established for attached residential units. This is discussed further below.

Three floor plans ranging from 1,415 to 1,640 square feet are proposed. Each floor plan includes 3 bedrooms and 2.5 bathrooms. The garages are designed to accommodate the storage of receptable waste bins without impacting the code's minimum two-car parking space requirement of 18 feet wide by 20 feet deep.

The minimum parking requirements for the townhome units are the following:

- Studio or Single Bedroom Units - 1 covered space plus 0.5 uncovered space
- 2 Bedroom Units - 2 covered spaces
- 3 or More Bedroom Units - 2 covered spaces plus 0.5 uncovered spaces
- Guest Parking - 1 uncovered guest space per 5 units

All of the townhome units have 3 bedrooms per unit; therefore, this site requires 226 *covered* parking spaces, 57 *uncovered* parking spaces, and 23 *uncovered guest* parking spaces, for a total of 306 parking spaces which must all be located on-site.

The project is providing 226 garage spaces to meet the covered parking requirement, 57 uncovered parking spaces on-site to meet the uncovered parking requirement, and 23 uncovered guest parking spaces on-site to meet the guest parking requirement. Therefore, the project meets the parking requirements for the townhome units.

Duplex Units

The project proposes 102 "duplex" units within Planning 2A, which is zoned HDR. The duplex units consist of two units attached by a shared wall. Each unit is three stories and has an attached two-car garage that is accessible from a common 24-foot-wide alley. Additional uncovered parking spaces are located throughout the duplex site for residents and guests.

Three floor plans ranging from 1,398 to 1,572 square feet are proposed. The floor plans offer 3 bedrooms and 2 to 3.5 bathrooms. Similar to the townhome and tri-plex units, the garages for the duplex units have been designed to accommodate the storage of receptable waste bins without impacting the code's minimum two-car parking space requirement of 18 feet wide by 20 feet deep.

The minimum parking requirements for the duplex units are the following:

- Studio or Single Bedroom Units - 1 covered space plus 0.5 uncovered space
- 2 Bedroom Units - 2 covered spaces
- 3 or More Bedroom Units - 2 covered spaces plus 0.5 uncovered spaces
- Guest Parking - 1 uncovered guest space per 5 units

All of the duplex units have 3 bedrooms per unit; therefore, this site requires 204 *covered* parking spaces, 51 *uncovered* parking spaces, and 20 *uncovered guest* parking spaces, for a total of 275 parking spaces which must all be located on-site.

The project is providing 204 garage spaces to meet the covered parking requirement, 51 uncovered parking spaces on-site to meet the uncovered parking requirement, and 20 uncovered guest parking spaces on-site to meet the guest parking requirement. Therefore, the project meets the parking requirements for the duplex units.

Six-Pack Units

The project proposes 64 "six-pack" units within Planning Area 17A which is zoned MDR. The units are clustered into groups of six detached units that take access from a common alley. Each unit is

two stories and has its own attached two-car garage. Three floor plans ranging from 1,826 to 2,175 square feet are proposed. The floor plans offer 3 to 4 bedrooms and 2.5 to 3 bathrooms. The largest plan offers a bonus room that can be converted to a fifth bedroom. All units have their own private side and rear yards that can accommodate the storage of waste receptable bins.

The minimum parking requirement for the six-pack units is a two-car garage per unit. As each unit is provided with its own garage, the project meets the parking requirement.

Architecture

Chapter 7 of the Arantine Hills Specific Plan establishes design guidelines intended to ensure high quality cohesive design for the community. The primary architectural themes established by the specific plan include Mediterranean and California Heritage. The Mediterranean them has three substyles that include Spanish Colonial, Spanish Monterey and Italian/Tuscany. The California Heritage theme has two substyles that include California Bungalow and American Farmhouse.

The project proposes a variety of architectural styles that are variations of the specific plan's approved architectural themes. The styles include Spanish Colonial, Transitional Farmhouse, American Farmhouse, Contemporary Ranch, California Bungalow, Spanish Monterey, Transitional Spanish, and Tuscany. All of the styles have concrete tiles for the roof and stucco walls combined with accent materials including stone veneer, board and batten, or horizontal siding. The fronts of the units have varying designs and architectural embellishments such as decorative lighting, iron details, window trims, awnings or pot shelves depending on the architectural style. Overall, the project's architectural styles, materials and color schemes are consistent with the specific plan. The architectural plans are attached as Exhibits 5-11.

Access and Circulation

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. Clementine Way will provide access to proposed "A" Street within the project. Hudson House Drive will be extended from the existing roundabout at the intersection of Hudson House Drive and Clementine Way to the project. 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 landscaped 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 landscaped parkway with a 12-foot-wide 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 multi-purpose trail terminates at the westerly boundary of the project site and transitions to a private trail as it turns northward. The applicant has agreed to provide trailhead amenities near the westerly end of the multi-purpose trail for the public's use. The amenities include a bench, signage, trash can, water fountain and bike repair station.

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.

Bedford Channel Improvements

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

Staff has been in discussions with the RCFC & WCD to allow the maintenance road within the western portion of the channel to be used for public trail purposes. The RCFC & WCD supports the City's request and requires 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. 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 16.

The applicant's site plan 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.

Landscaping, Parks and Amenities

The streets, parks, and open space areas will be landscaped per the applicant's conceptual landscape plan attached as Exhibit 12. The plan consists of climate adaptive and drought tolerant plant materials that comply with the specific plan's landscape requirements. Trees are proposed throughout the development to enhance the streetscapes, soften the slopes and residential buildings, provide shade for recreational areas, and beautify the overall development. The project includes a linear park with a meandering walkway and trees located along the north side of "A" Street and a 1.7 -acre park that includes a large open turf field, pool, picnic area, and multi-purpose recreation building. Both parks are private. A conceptual park plan is attached as Exhibit 13.

The southern portion of the project site is located in a high fire severity zone. To reduce the threat of wildland fires, the Conditions of Approval require the applicant to submit a final fuel modification plan to the Fire Department for review and approval. The fuel modification plan will impose certain

landscaping requirements and prohibit the use of certain plant species in the designated fuel modification zones.

The applicant's trail plan, Exhibit 14, provides an overview of the trail, sidewalk, and bicycle lane connectivity between the project site and the prior approved phases within the Bedford Community. The plan also includes a conceptual layout of the trailhead amenities between Hudson House Drive and the channel. Although the residential community is gated, the community includes public trails that are accessible to the general public. The public trails are located along the west side of Clementine Way, east side of Bedford Canyon Road and south side of Hudson House Drive. All other trails and sidewalks that are located within the project are private and are intended for use by the residents living within the community.

Fences and Walls

A six-foot high decorative block wall will be installed along all street facing side and rear yards of the single family, six-pack and alley loaded units and in between the alley loaded units and park sites. For the units that have private yards, the interior fencing for the private yards will be constructed of six-foot high vinyl fencing. A six-foot high block wall is required as a heat radiation barrier between the slopes and units that are located along the western and northern edges of the project. The applicant's fence and wall plan is attached as Exhibit 15.

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

PP2023-0004 proposes a variety of residential product types at varying densities and two park sites with amenities to serve the future residents within the community. The plotting of the units, densities, architectural styles, floor plans, fencing, and landscaping have been evaluated for compliance with the development standards imposed by the Arantine Hills Specific Plan. The project

is compatible with the developments approved in the prior phases because they are subject to the same specific plan requirements. Phases 3 and 4 maintain connectivity between Eagle Glen Parkway and the other phases within the Bedford Community via trails, sidewalks and bicycle access. The project overall will implement the final phases of the Arantine Hills Specific plan and the General Plan goals and policies that relate to providing a variety of housing types to meet the growing housing needs of residents in the area. Therefore, PP2023-0004 is recommended for approval based on the finding of approval below and the recommended conditions of approval in Exhibit 4.

FINDINGS OF APPROVAL FOR PP2023-0004

1. The 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. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91.070 of the Corona Municipal Code do exist in reference to PP2023-0004 for the following reasons:

    a. The proposal is consistent with the General Plan land use designations of Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space as shown by 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 proposal is consistent with the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space designations of the Arantine Hills Specific Plan because the development plan implements these land uses in accordance with the uses and densities permitted under the respective land use designations, development standards and design guidelines of the Arantine Hills Specific Plan.

    c. The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed as the proposed project implements a master plan that was fully evaluated under the Arantine Hills Environmental Impact Report certified August 15, 2012, Supplemental Environmental Impact Report certified May 19, 2016, and Addendum to the Environmental Impact Report adopted December 19, 2018.

    d. The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated by the exhibits attached to this report.

    e. The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative

impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the development standards established in the Arantine Hills Specific Plan and Corona Municipal Code.

f. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood by improving vacant undeveloped property, and will provide for harmonious, orderly and attractive development of the site.

g. The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance because the proposal has been designed to comply with the development standards and design guidelines for the Arantine Hills Specific Plan.

3. The proposal is consistent with Arantine Hills Specific Plan (SP09-001) for the following reason:

    a. The project implements the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space land use designations of the Arantine Hills Specific Plan by complying with the permitted uses, development standards, and design guidelines applicable to each respective land use designation.

PREPARED BY: SANDRA VANIAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Resolution No. 2630
2. Locational and Zoning Map
3. Site Plan
4. Conditions of Approval
5. Single Family Detached Units Elevations and Floor Plans 50’ x 80’
6. Single Family Detached Units Elevations and 47’ x 80’
7. Alley Loaded Units Elevations and Floor Plans
8. Tri-plex Units Elevations and Floor Plans
9. Townhome Units Elevations and Floor Plans
10. Duplex Units Elevations and Floor Plans
11. Six-pack Units Elevations and Floor Plans
12. Landscape Plan
13. Park Plan
14. Trails Plan
15. Fence and Wall Plan
16. Letter from the Riverside County Flood Control & Water Conservation District, dated March 20, 2024

Case Planner: Sandra Vanian (951) 736-2262

RESOLUTION NO. 2630

APPLICATION NUMBER: PP2023-0004

A RESOLUTION OF THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, GRANTING A PRECISE PLAN FOR THE REVIEW OF THE SITE PLAN, ARCHITECTURE, LANDSCAPING, AND FENCE AND WALL DESIGN ASSOCIATED WITH THE DEVELOPMENT OF 546 RESIDENTIAL CONDOMINIUM UNITS AND PRIVATE PARKS LOCATED SOUTHWEST OF CLEMENTINE WAY AND HUDSON HOUSE DRIVE IN THE LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL, HIGH DENSITY RESIDENTIAL, PARK AND OPEN SPACE DESIGNATIONS OF THE ARANTINE HILLS SPECIFIC PLAN. (APPLICANT: JASON PERRINE, ARANTINE HILLS HOLDING LP)

WHEREAS, the application to the City of Corona, California, for a Precise Plan under the provisions of Chapter 17.91 in the Corona Municipal Code, has been duly submitted to said City's Planning and Housing Commission for the review of the site plan, architecture, landscaping, and fence and wall design associated with the development of 546 residential condominium units and private parks located southwest of Clementine Way and Hudson House Drive in the Low Density Residential, Medium Density Residential, High Density Residential, Park and Open Space designations of the Arantine Hills Specific Plan; and

WHEREAS, the Precise Plan was submitted in conjunction with Tentative Tract Map 38572 (TTM 38572); and

WHEREAS, the Planning and Housing Commission held a noticed public hearing for TTM 38572 and PP2023-0004 on March 25, 2024, as required by law; and

WHEREAS, the Planning and Housing Commission finds that, pursuant Section 15162(a) of the State CEQA Guidelines and Section 8.04 of the City of Corona's Local Guidelines for Implementing CEQA, no additional environmental review is necessary for the proposed project (PP2023-0004) because the proposal is consistent with the project and circumstances analyzed under a previously certified environmental impact report, supplemental environmental impact reports, and addendum, and there are no substantial changes nor any new

EXHIBIT 1

information of substantial importance, and pursuant to Section 15162(a), none of the criteria or circumstances necessary to require further review exist; and

WHEREAS, after close of said hearing, the Commission by formal action, found that all the conditions necessary to granting a Precise Plan as set forth in Corona Municipal Code Section 17.91.070 do exist in reference to PP2023-0004, based on the evidence presented to the Commission during said hearing; and

WHEREAS, the Planning and Housing Commission based its recommendation to approve the Precise Plan on certain conditions of approval and the findings set forth below.

NOW, THEREFORE, THE PLANNING AND HOUSING COMMISSION OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1. CEQA Findings. The Arantine Hills Specific Plan is a master plan that was comprehensively evaluated in an Environmental Impact Report (EIR) which was certified by the City of Corona on August 15, 2012 (SCH # 2006091093), Supplemental EIR certified on May 19, 2016, Addendum to the EIR adopted on December 19, 2018, and a Supplemental EIR certified on May 20, 2020. The City has determined that no additional environmental review is necessary in connection with its consideration of TTM 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.

SECTION 2. Precise Plan Findings. Pursuant to Corona Municipal Code ("CMC") section 17.91.070 and based on the entire record before the Planning and Housing Commission, including all written and oral evidence presented to the Commission, the Commission hereby makes and adopts the following findings:

FINDINGS OF APPROVAL FOR PP2023-0004

1. The 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. All the conditions necessary to granting a Precise Plan as set forth in Section 17.91.070 of the Corona Municipal Code do exist in reference to PP2023-0004 for the following reasons:

    a. *The proposal is consistent with the General Plan land use designations of Low*

Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space as shown by 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 proposal is consistent with the Low Density Residential, Medium Density Residential, High Density Residential, Park, and Open Space designations of the Arantine Hills Specific Plan because the development plan implements these land uses in accordance with the uses and densities permitted under the respective land use designations, development standards and design guidelines of the Arantine Hills Specific Plan.*

c. *The proposal has been reviewed in compliance with the California Environmental Quality Act and all applicable requirements and procedures of the act have been followed as the proposed project implements a master plan that was fully evaluated under the Arantine Hills Environmental Impact Report certified August 15, 2012, Supplemental Environmental Impact Report certified May 19, 2016, and Addendum to the Environmental Impact Report adopted December 19, 2018.*

d. *The site is of a sufficient size and configuration to accommodate the design and scale of proposed development, including buildings and elevations, landscaping, parking and other physical features of the proposal, as demonstrated by the exhibits attached to this report.*

e. *The design, scale and layout of the proposed development will not unreasonably interfere with the use and enjoyment of neighboring existing or future developments, will not create traffic or pedestrian hazards, and will not otherwise have a negative impact on the aesthetics, health, safety or welfare of neighboring uses because the proposal complies with the development standards established in the Arantine Hills Specific Plan and Corona Municipal Code.*

f. *The architectural design of the proposed development is compatible with the character of the surrounding neighborhood, will enhance the visual character of the neighborhood by improving vacant undeveloped property, and will provide for harmonious, orderly and attractive development of the site.*

g. *The design of the proposed development will provide a desirable environment for its occupants and visiting public as well as its neighbors through good aesthetic use of materials, texture, and color that is aesthetically appealing and will retain a reasonably adequate level of maintenance because the proposal has been designed to comply with the development standards and design guidelines for the Arantine Hills Specific Plan.*

3. The proposal is consistent with Arantine Hills Specific Plan (SP09-001) for the following reason:

    a. *The project implements the Low Density Residential, Medium Density Residential,*

High Density Residential, Park, and Open Space land use designations of the Arantine Hills Specific Plan by complying with the permitted uses, development standards, and design guidelines applicable to each respective land use designation

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered to the City Clerk of said City and a copy thereof be sent to the applicant therefore at the address of said applicant as set forth in the application for said Precise Plan.

Adopted this 25th day of March, 2024.

Matt Woody, Chair
Planning and Housing Commission
City of Corona, California

ATTEST:

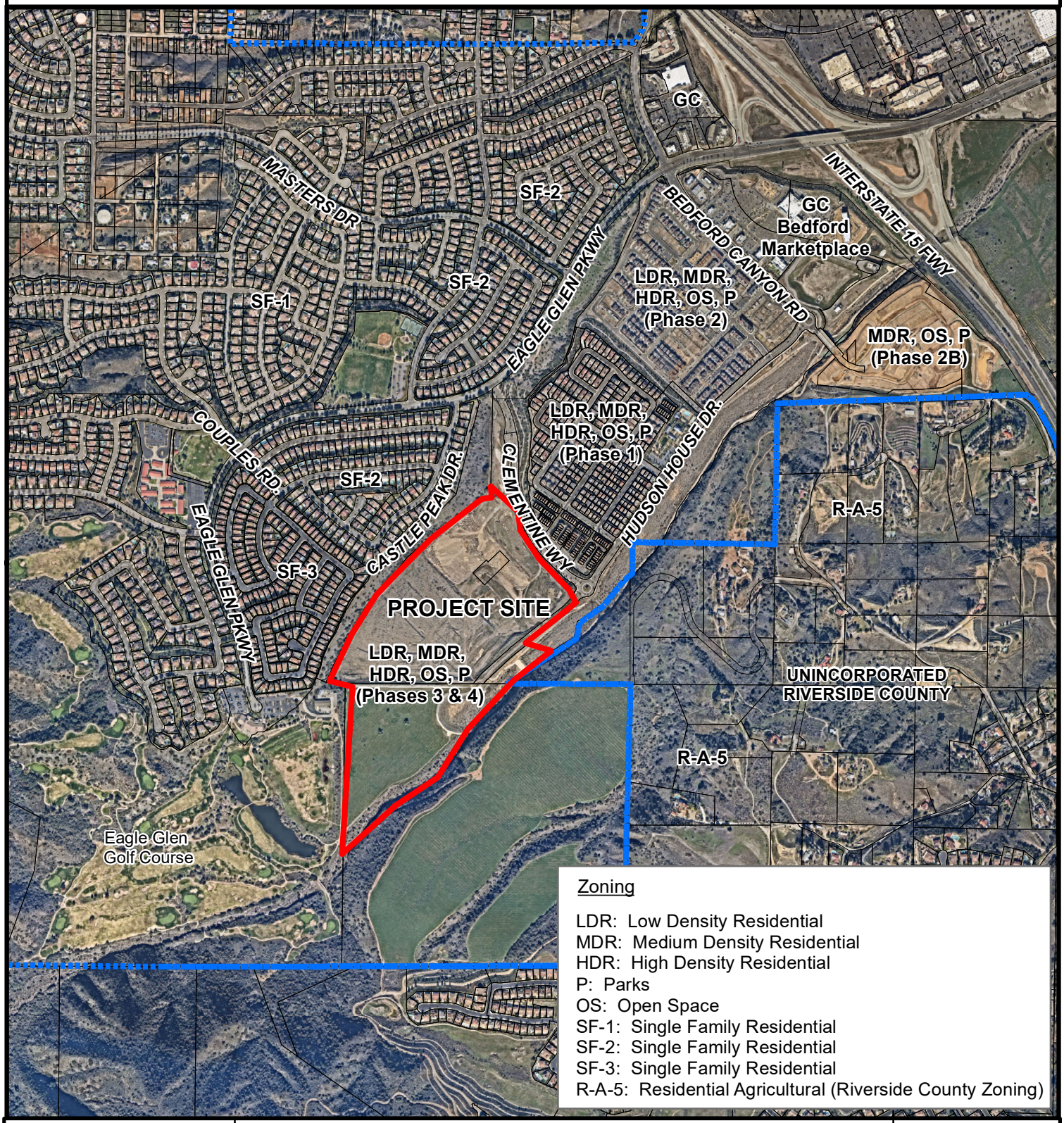
Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

I, Belinda Capilla, Secretary to the Planning and Housing Commission of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted in a regular session of said Planning and Housing Commission duly called and held on the 25th day of March, 2024, and was duly passed and adopted by the following vote, to wit:

AYES:	Woody, Vernon, Alexander, Longwell & Siqueland
NOES:	None
ABSENT:	None
ABSTAINED:	None

Belinda Capilla
Secretary, Planning and Housing Commission
City of Corona, California

LOCATIONAL & ZONING MAP



CORONA
"THE CIRCLE CITY"
Established May 4, 1896
To Cherish Our Past - To Plan Our Future

Date: 03/19/2024

TTM 38572 & PP2023-0004

N
W E
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EXHIBIT 2

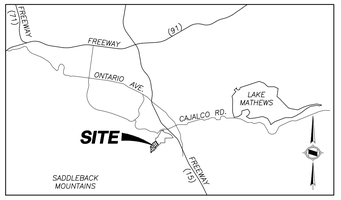
TENTATIVE TRACT MAP NO. 38572

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.

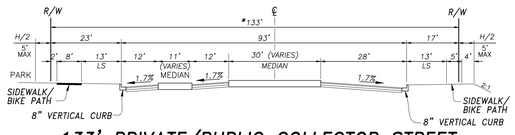
CONTAINING 83.41 ACRES, MORE OR LESS.



VICINITY MAP

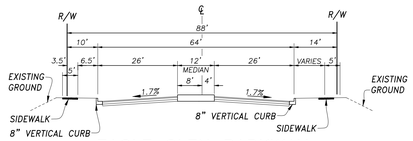
STREET SECTIONS

SCALE: 1"=20'



133' PRIVATE/PUBLIC COLLECTOR STREET (CLEMENTINE WAY)

OFF-STREET BIKE LANE
(NO ON-STREET PARKING)
N.T.S.

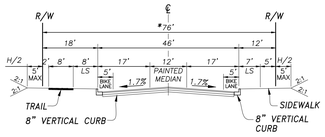


EAGLE GLEN PARKWAY (EXISTING)

N.T.S.

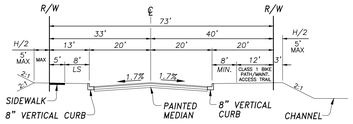
CITY APPROVED MINIMUM PIPE SEPARATIONS:

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



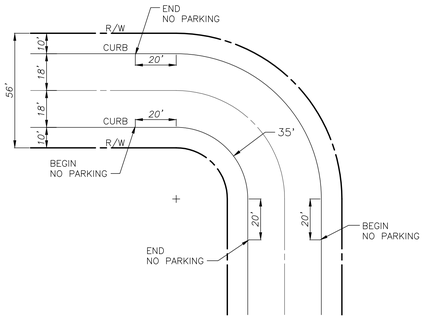
76' PRIVATE/PUBLIC COLLECTOR STREET (CLEMENTINE WAY)

ON-STREET BIKE LANE
(NO ON-STREET PARKING)
N.T.S.



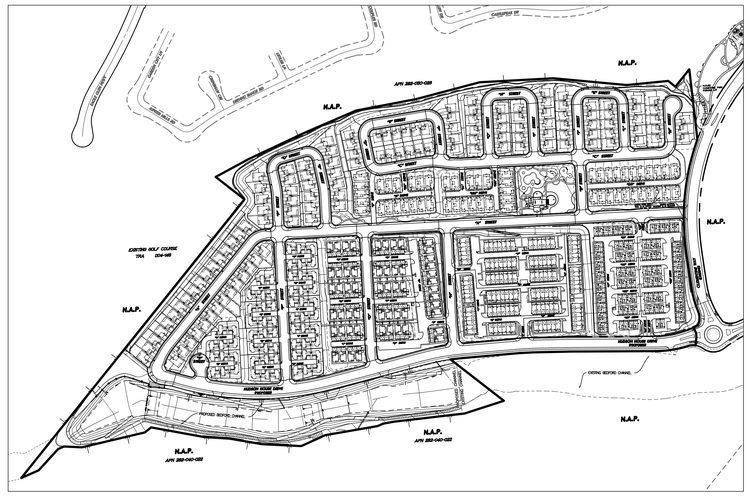
73' PRIVATE COLLECTOR STREET (EXISTING HUDSON HOUSE DRIVE)

(NO ON-STREET PARKING)
N.T.S.

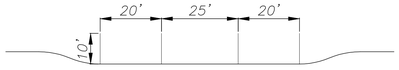


PRIVATE STREET BEND

PER CITY OF CORONA
STANDARD PLAN NUMBER: 110

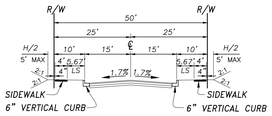


KEY MAP



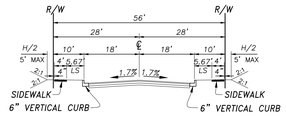
ON-STREET PARALLEL PARKING (TYPICAL)

SCALE 1:20



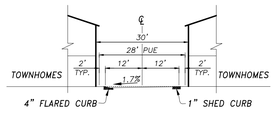
50' PRIVATE LOCAL STREET ("K" & "O" STREET)

N.T.S.



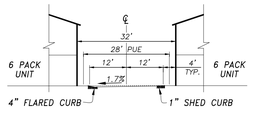
56' PRIVATE LOCAL STREET ("A"–"J", "L"–"P", "R"–"S" STREET)

N.T.S.



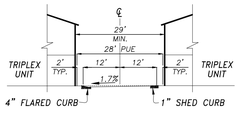
TYPICAL 24' ALLEY (TOWNHOMES)

N.T.S.



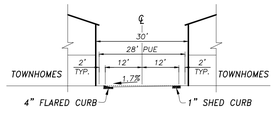
TYPICAL 24' ALLEY (6 PACK)

N.T.S.



TYPICAL 24' ALLEY (TRIPLEX)

N.T.S.



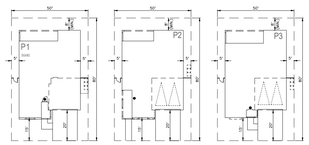
TYPICAL 24' ALLEY (ALLEY)

N.T.S.

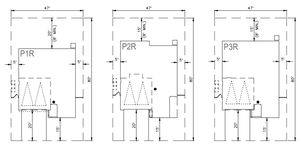
TYPICAL BUILDINGS

SCALE: 1"=40'

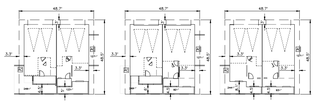
SINGLE FAMILY DETACHED: (LOW DENSITY) (50'x80')



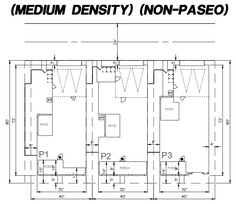
SINGLE FAMILY DETACHED: (LOW DENSITY) (47'x80')



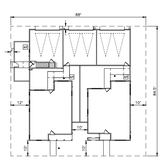
DUPLEX (HIGH DENSITY)



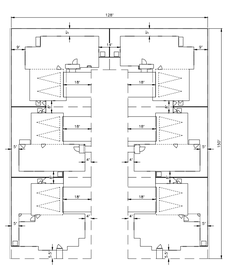
ALLEY PRODUCT (MEDIUM DENSITY) (NON-PASEO)



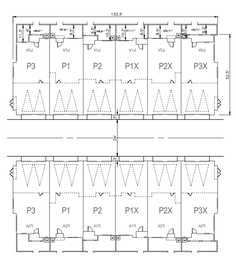
TRIPLEX (MEDIUM DENSITY) (PASEO)



SINGLE FAMILY DETACHED: 6 PACK (2 STORY) (MEDIUM DENSITY - NON-PASEO)



TOWNHOME (2-STORY) (HIGH DENSITY) (PASEO)



PARKING SUMMARY

PARKING SUMMARY - DUPLEX - PLANNING AREA 1 (HDR)

	NUMBER OF UNITS	REQUIRED (3 OR MORE BEDROOM)			PROVIDED				
		COVERED	UNCOVED	GUEST	COVERED	UNCOVERED		GUEST	
		(2 PER UNIT)	(0.5 PER UNITS)	(1 PER 5 UNITS)	(2 PER UNIT)	(OFF-STREET)	(DRIVEWAY)	(ON-STREET)	(OFF-STREET)
TOTAL	102	204	51	20	204	51	N/A	16	20

PARKING SUMMARY - TOWNHOMES - PLANNING AREA 2 (HDR)

	NUMBER OF UNITS	REQUIRED (3 OR MORE BEDROOM)			PROVIDED				
		COVERED	UNCOVED	GUEST	COVERED	UNCOVERED		GUEST	
		(2 PER UNIT)	(0.5 PER UNITS)	(1 PER 5 UNITS)	(2 PER UNIT)	(OFF-STREET)	(DRIVEWAY)	(ON-STREET)	(OFF-STREET)
TOTAL	113	226	57	23	226	57	N/A	37	23

PARKING SUMMARY - SINGLE FAMILY DETACHED (TRIPLEX) - PLANNING AREA 3 (MDR)

	NUMBER OF UNITS	REQUIRED (3 OR MORE BEDROOM)			PROVIDED				
		COVERED	UNCOVED	GUEST	COVERED	UNCOVERED		GUEST	
		(2 PER UNIT)	(0.5 PER UNITS)	(1 PER 5 UNITS)	(2 PER UNIT)	(OFF-STREET)	(DRIVEWAY)	(ON-STREET)	(OFF-STREET)
TOTAL	84	168	42	17	168	42	N/A	49	17

PARKING SUMMARY - SINGLE FAMILY DETACHED (6 UNIT CLUSTER) - PLANNING AREA 4 (MDR)

	NUMBER OF UNITS	REQUIRED			PROVIDED				
		COVERED	UNCOVED	GUEST	COVERED	UNCOVERED		GUEST	
		(2 PER UNIT)	(0.5 PER UNITS)	(1 PER 5 UNITS)	(2 PER UNIT)	(ON-STREET)	(DRIVEWAY)	(ON-STREET)	(OFF-STREET)
TOTAL	64	128	32	13	128	32	128	8	5

PARKING SUMMARY - SINGLE FAMILY DETACHED (ALLEY PRODUCT) - PLANNING AREA 5 (MDR)

	NUMBER OF UNITS	REQUIRED			PROVIDED				
		COVERED	UNCOVED	GUEST	COVERED	UNCOVERED		GUEST	
		(2 PER UNIT)	N/A	N/A	(2 PER UNIT)	(ON-STREET)	(DRIVEWAY)	(ON-STREET)	(OFF-STREET)
TOTAL	56	112	N/A	N/A	112	N/A	N/A	103	N/A

PARKING SUMMARY - SINGLE FAMILY DETACHED - PLANNING AREA 6 & 7 (LDR)

	NUMBER OF UNITS	REQUIRED			PROVIDED				
		COVERED	UNCOVED	GUEST	COVERED	UNCOVERED		GUEST	
		(2 PER UNIT)	N/A	N/A	(2 PER UNIT)	(ON-STREET)	(DRIVEWAY)	(ON-STREET)	(OFF-STREET)
TOTAL	127	254	N/A	N/A	254	N/A	0	24	N/A

PARKING SUMMARY

	NUMBER OF UNITS	REQUIRED			PROVIDED				
		COVERED	UNCOVERED	GUEST	COVERED	UNCOVERED		GUEST	
					(2 PER UNIT)	(ON/OFF STREET)	(DRIVEWAY)	(ON-STREET)	(OFF-STREET)
TOTAL	546	1092	182	73	1092	182	128	237	65

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**

PRODUCT SUMMARY

PRODUCT	UNITS
47X80	72
50X80	55
DUPLEX	102
ALLEY	56
TRIPLEX	84
6 PACK	64
TOWNHOMES	113
TOTAL	**546**

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

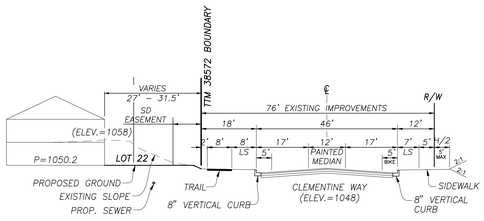
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

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

SHEET
2 OF 9

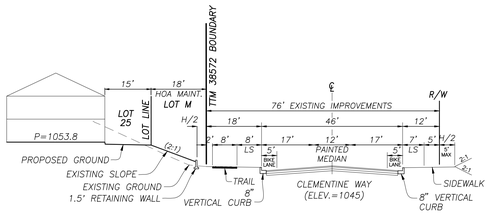
W.O.: 4455-4 BEEPORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:41:15 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM



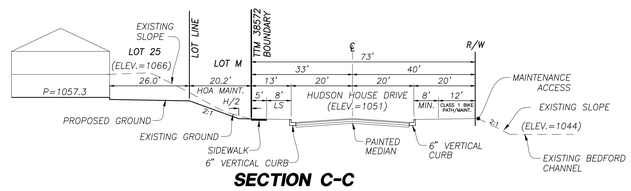
SECTION A-A

HORIZONTAL SCALE: 1"=20'



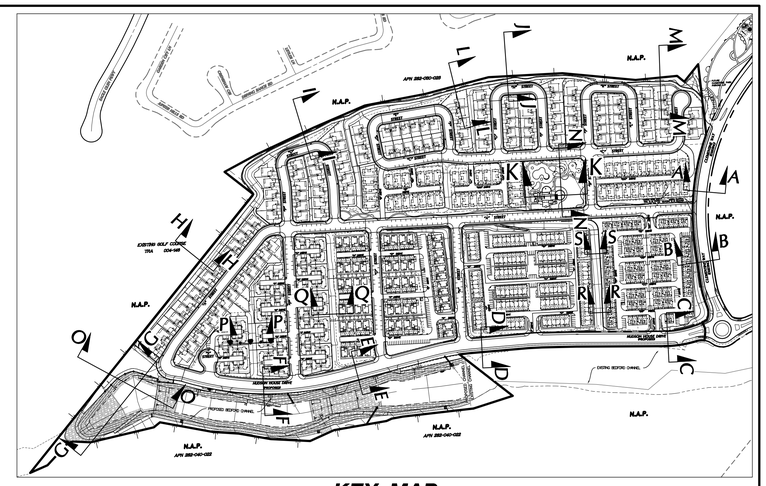
SECTION B-B

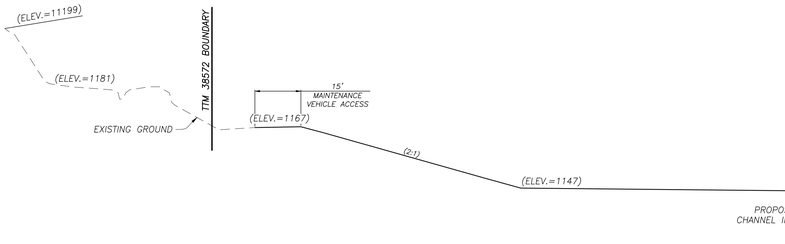
SCALE 1"=20'



SECTION C-C

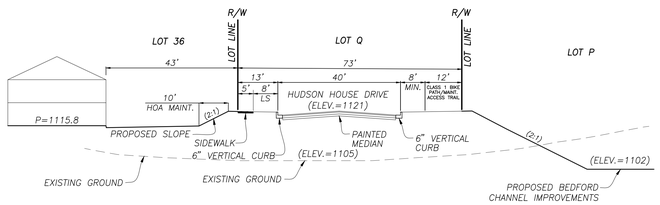
SCALE 1"=20'





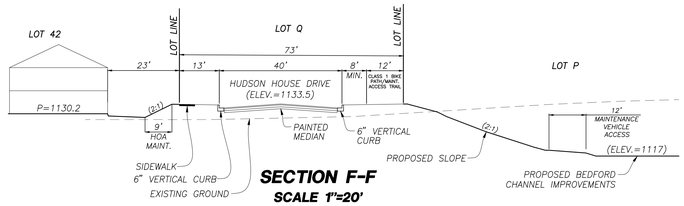
SECTION D-D

SCALE 1"=20'



SECTION E-E

SCALE 1"=20'

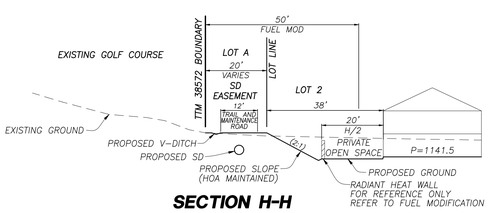


SECTION F-F

SCALE 1"=20'

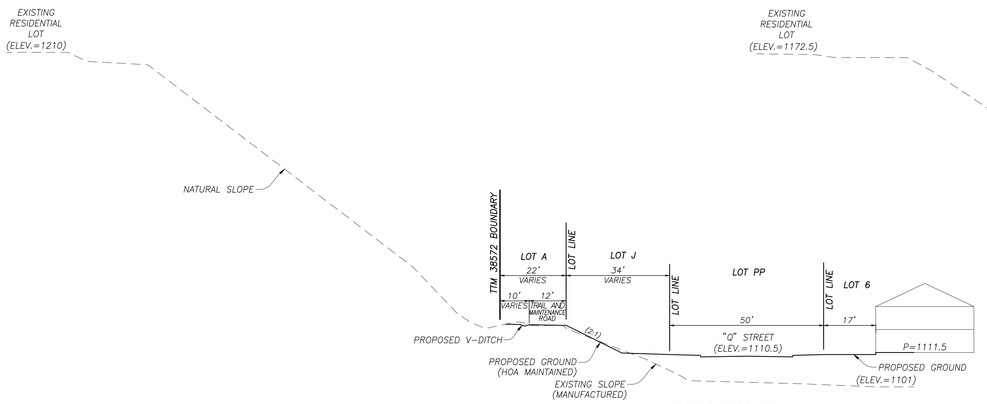
SECTION G-G

SCALE 1"=20'



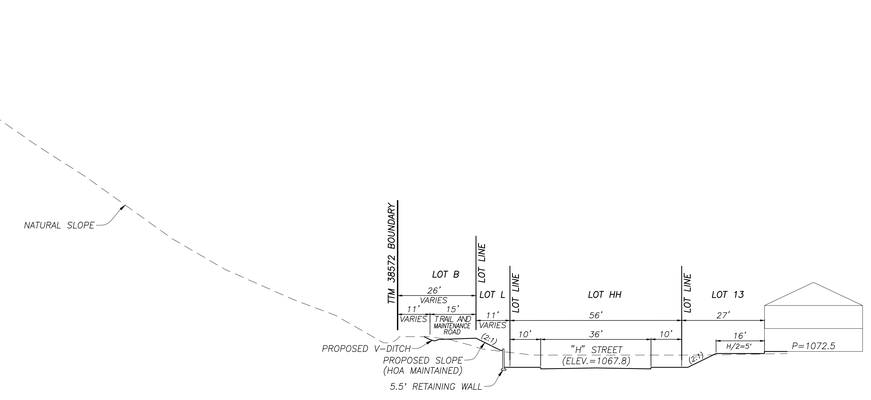
SECTION H-H

SCALE 1"=20'



SECTION I-I

SCALE 1"=20'



SECTION J-J

SCALE 1"=20'

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

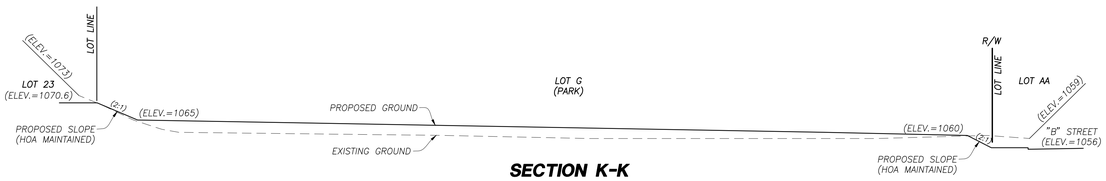
PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

SITE SECTIONS
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
3 OF 9

W.O.: 4455-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:40:16 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM



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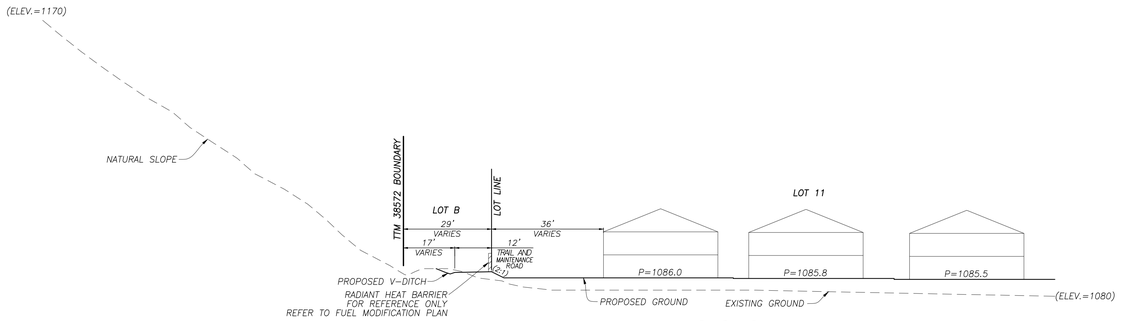
SCALE 1"=20'



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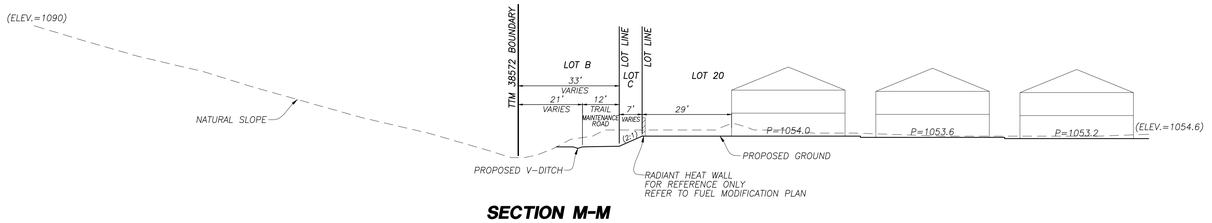
SCALE 1"=20'



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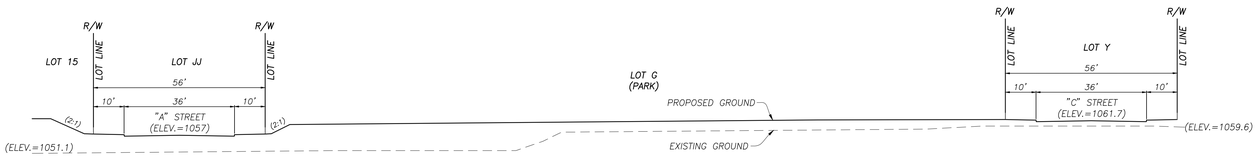
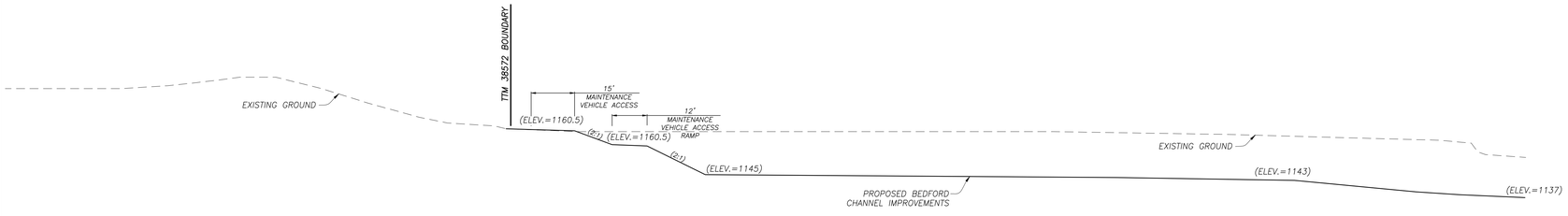
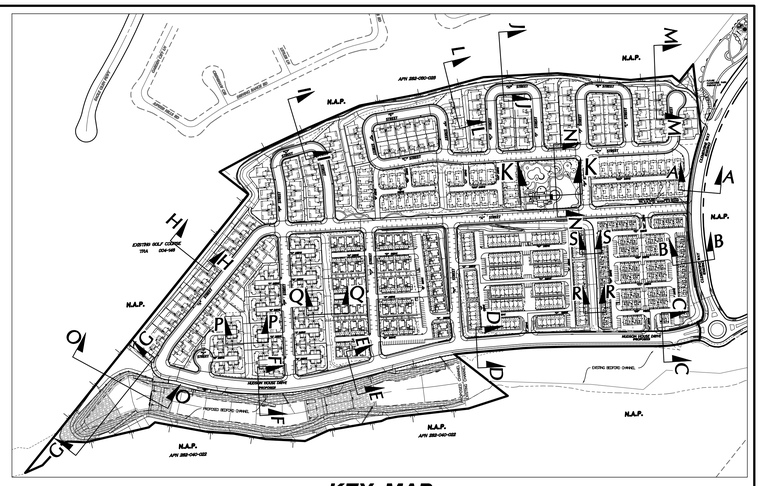
SCALE 1"=20'



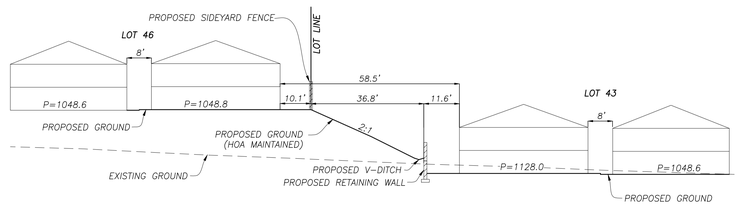
SECTION N-N
SCALE 1"=20'



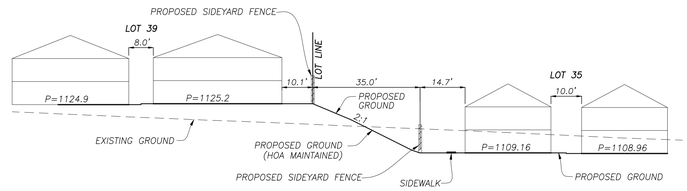
SECTION O-O
SCALE 1"=20'



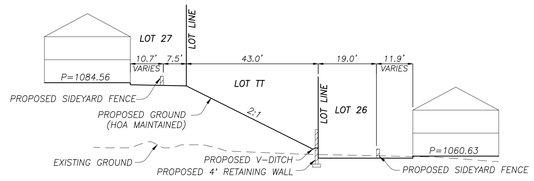
KEY MAP



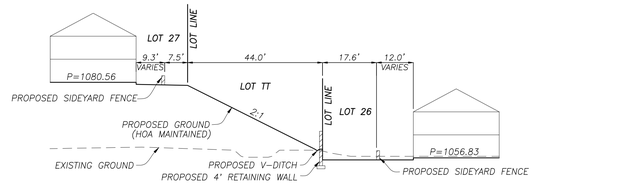
SECTION P-P
HORIZONTAL SCALE: 1"=20'



SECTION Q-Q
HORIZONTAL SCALE: 1"=20'



SECTION R-R
HORIZONTAL SCALE: 1"=20'



SECTION S-S
HORIZONTAL SCALE: 1"=20'

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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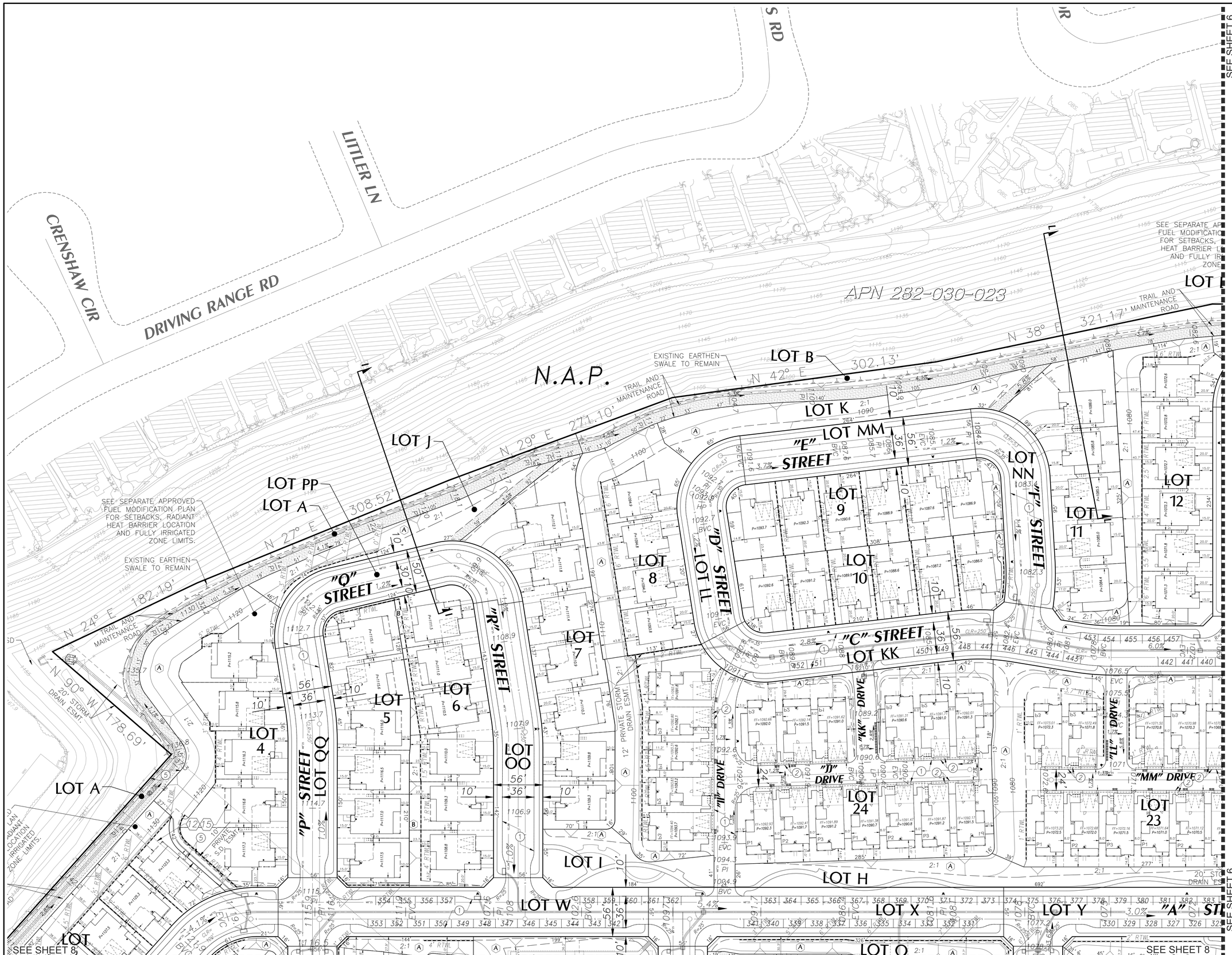
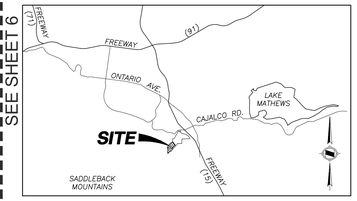
SITE SECTIONS
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
4 OF 9

W.O.: 4455-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:39:39 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.

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.

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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.

(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
PROPOSED WATER LINE (ZONE 4)
PROPOSED WATER LINE (ZONE 5)
RECYCLED WATER LINE
PROPOSED SEWER LINE
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
NEWPORT BEACH, CA 92660
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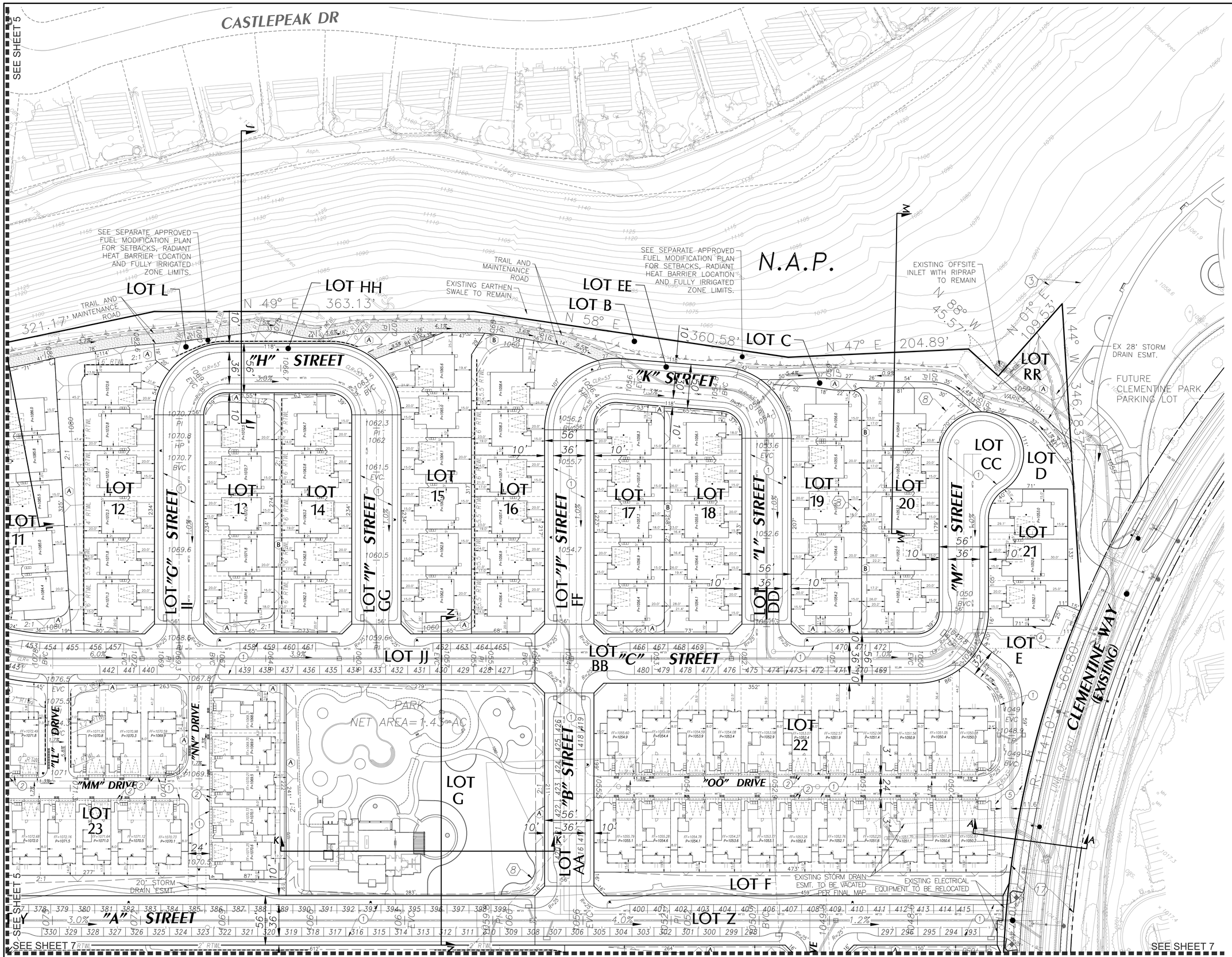
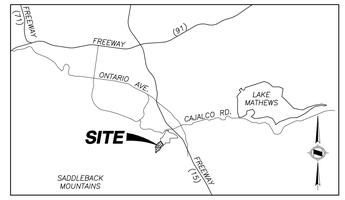
SITE PLAN
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
5 OF 9

W.O.: 4455-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:39:14 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.

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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
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- TOP AND TOE OF SLOPE
- RETAINING WALL
- PROPOSED V–DITCH
- PROPOSED WATER LINE (ZONE 4)
- PROPOSED WATER LINE (ZONE 5)
- RECYCLED WATER LINE
- PROPOSED SEWER LINE
- 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:
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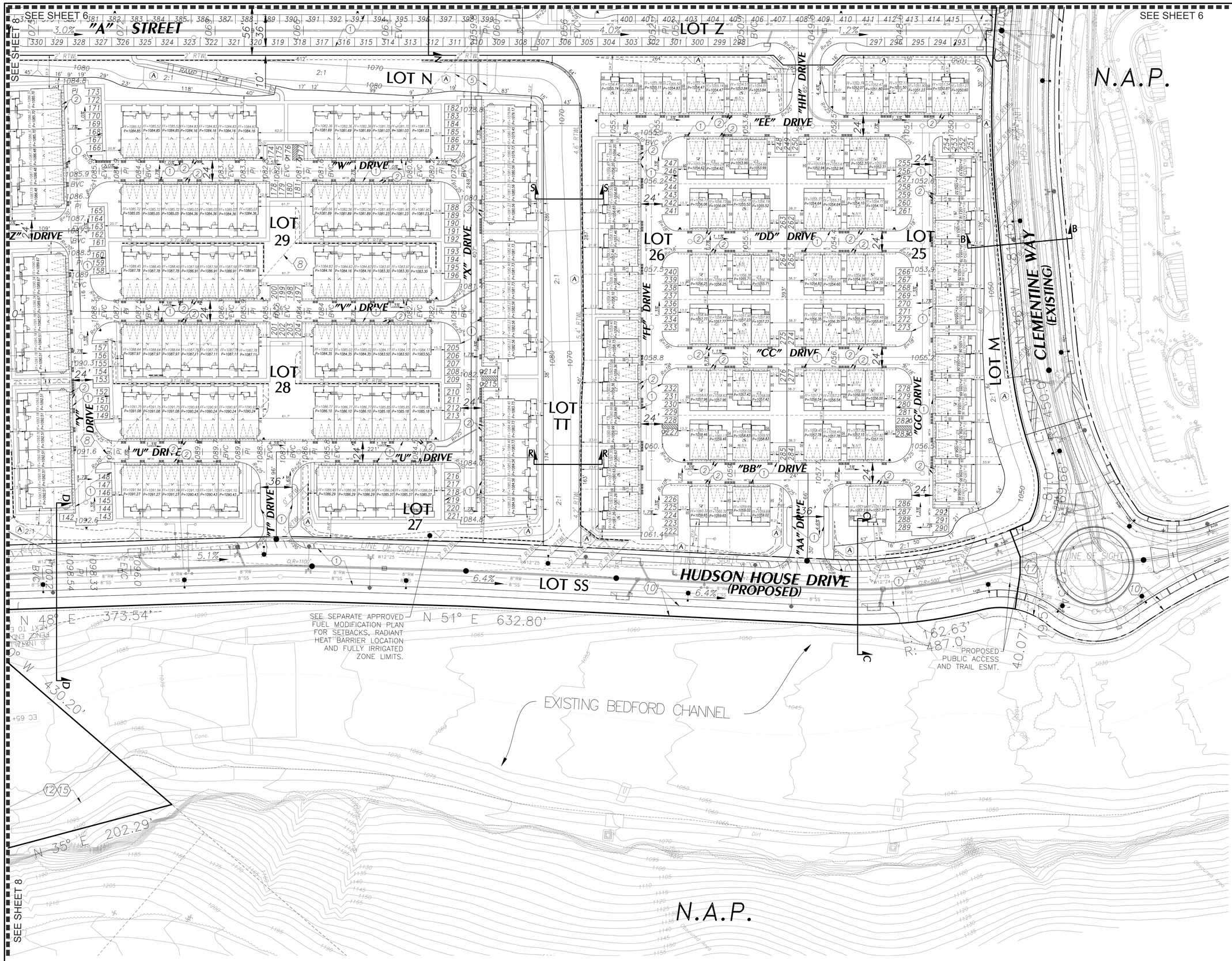
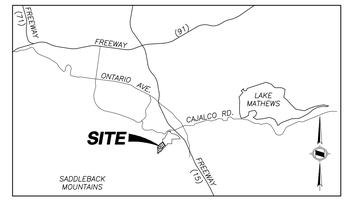
SITE PLAN
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
6 OF 9

W.O.: 4455–4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:38:45 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM





VICINITY MAP

SLOPE DESIGNATIONS

(A) MAINTAINED BY HOMEOWNERS ASSOCIATION

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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
- PROPOSED WATER LINE (ZONE 4)
- PROPOSED WATER LINE (ZONE 5)
- RECYCLED WATER LINE
- PROPOSED SEWER LINE
- 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
NEWPORT BEACH, CA 92660
(949) 382-2766

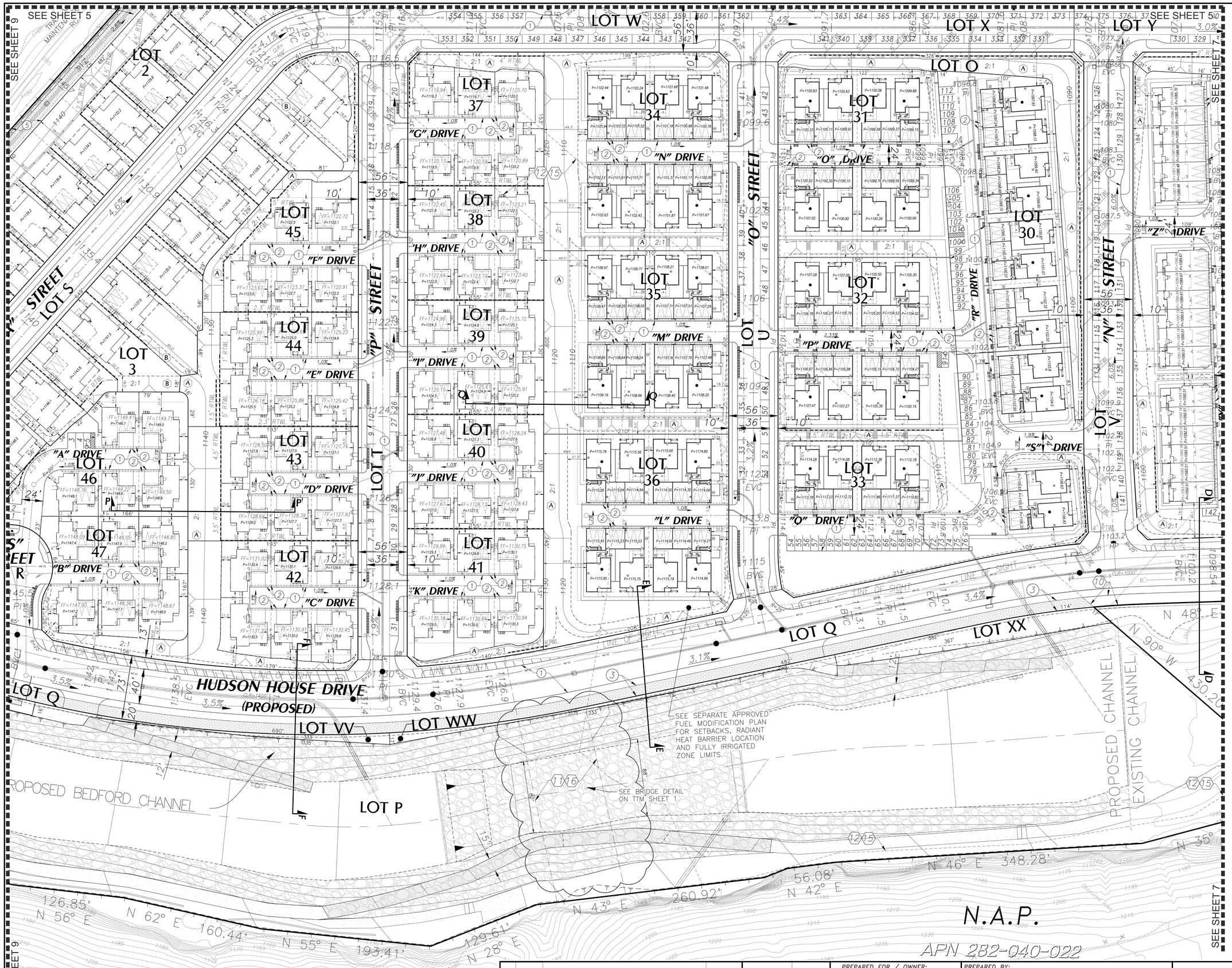
PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

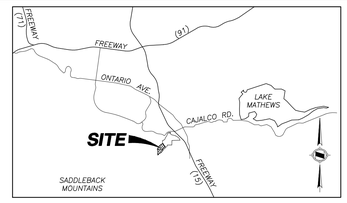
SITE PLAN
TENTATIVE TRACT NO.38572
FOR CONDOMINIUM PURPOSES
City of Corona

SHEET
7 OF 9

W.O.: 4455-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:38:15 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.

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 AND CHANNELL. 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. (W¼ 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.*

(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
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- PROPOSED STORM DRAIN LINE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

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

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DESIGNED BY: JW
CHECKED BY: DS

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SITE 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 10:37:41 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM

SEE SHEET 5

SEE SHEET 5

SEE SHEET 8

EXISTING GOLF COURSE
TRA 004-143

N.A.P.

LOT A

LOT 1

LOT 2

LOT 3

LOT S

"A" STREET

"A" DRIVE

LOT 46

LOT 47

"S" STREET

LOT R

"B" DRIVE

LOT UU

LOT Q

TRAIL AND MAINTENANCE ROAD

PROPOSED DRAINAGE WILL ACCEPT OFFSITE RUNON

SEE SEPARATE APPROVED FUEL MODIFICATION PLAN FOR SETBACKS, RADIANT HEAT BARRIER LOCATION AND FULLY IRRIGATED ZONE LIMITS.

20' STORM DRAIN ESMT

12' PUBLIC TRAIL & HOA MAINT ESMT

CHANNEL STAGING AREA WIDTH VARIES (FALLOW)

PUBLIC TRAIL PER SEPARATE ENCROACHMENT PERMIT

JOINT ESTING

TRAIL HEAD

SEE SEPARATE APPROVED FUEL MODIFICATION PLAN FOR SETBACKS, RADIANT HEAT BARRIER LOCATION AND FULLY IRRIGATED ZONE LIMITS.

PROPOSED BEDFORD CHANNEL

N 01° E 1752.12'

N 05° E 141.16'

N 29° E 93.55'

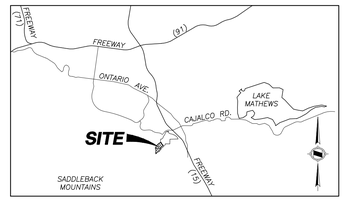
N 39° E 317.99'

N 63° E 263.37'

N 62° E 126.85'

N 56° E 88.11'

N 15° E 38.77'



VICINITY MAP

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

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

SHEET
9 OF 9

W.O.: 4455-4 BEDFORD

PLOTTED BY: Brian Lowell DATE: Mar. 04, 2024 10:37:09 AM FILE: F:\0853\Planning\SA_TTM_38572\Exh_TTM

Project Conditions
City of Corona

Project Number: PP2023-0004

Description: **546 residential lot**

Applied: **5/22/2023**

Approved:

Site Address: **BEDFORD PHASE 3 AND 4 CORONA, CA 0**

Closed:

Expired:

Status: **RECEIVED**

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

Parent Project:

Details:

LIST OF CONDITIONS	
DEPARTMENT	**CONTACT**
BUILDING	

1. Access, Sanitary Facilities, Common Areas, and Parking shall be accessible for people with disabilities and shall comply with California Code of Regulations - Title 24, CBC Chapter 11B for accessibility requirements.
2. Trash and recycling enclosures shall be accessible per CBC chapter 11B and meet minimum dimensions for the City's waste hauler (contact William Carraso at 951-279-3598 DWP-Waste Management for more information). Provide enlarged plans and details for construction of trash/recycling enclosures.
3. Construction activity shall not occur between the hours of 8:00 pm to 7:00 am, Monday thru Saturday and 6:00 pm to 10:00 am on Sundays and Federal Holidays.
4. Provide draft stops in attic areas in line with common walls.
5. Roofing material shall be Class A.
6. Walls and floors separating dwelling units in the same building shall not be less than 1-hour fire resistive construction.
7. Pool area shall be enclosed with fencing in compliance with Corona Municipal Code (CMC) Sec 15.24.
8. Plans for food preparation areas shall be approved by the Riverside County Health Dept. prior to plan check approval from this department.
9. Submit an additional set of pool plans to Riverside County Health Department for approval.
10. At the time of building plan check submittal, a complete set of plans shall be provided which includes the following - * Plot Plan * Foundation Plan * Floor Plan * Ceiling and roof framing plan * Electrical Plans (electrical service shall be underground per Corona Municipal Code Section 15.06), including size of main switch, number and size of service entrance conductors, circuit schedule and demand load. * Plumbing and sewer plan, isometric, including underground diagram, water piping diagram, sewer or septic tank location, fixture units, gas piping and vents * Mechanical plan, heating and air conditioning diagram, and equipment schedule. * Landscape and Irrigation plans; Submit four (4) complete sets detached from building plans.
11. Paper submittals shall include two (2) sets of structural calculations, energy conservation calculations and soils reports. Architects/Engineers stamp and wet signature is required prior to submittal of plan check.
12. Provide Method of both airborne and impact sound transmission control between dwelling units.
13. Separate permits are required for all fences, walls, and solar PV. Provide heading on title sheet Under Separate Permit; list items to be installed under separate permit.
14. Comply with the Corona Burglary Ordinance contained in CMC section 15.52. Copies are available at the Building Division front counter or available online at www.CoronaCA.gov/Building
15. All contractors must show proof of State and City licenses, and workmen's compensation insurance to the City prior to the issuance of permits.
16. Buildings shall not be occupied prior to posting of Certificate of Occupancy issued by the Building Division.
17. Provide accessible parking calculations indicating the required number of accessible spaces including van spaces.

EXHIBIT 4

BUILDING	

18. Provide the minimum number of EV, clean air, and carpool/vanpool parking spaces; minimum shade trees, bicycle parking and other site facilities as required by the California Green Building Standards Code.
19. An approved Construction Waste Management Plan and Recycling Worksheets shall be kept on site and maintained by the applicant, and made available for inspection by City representatives at all times in accordance with the California Green Building Standards Code. Documentation which demonstrates compliance with the minimum recycling of waste materials required by CAL Green shall be provided to the building inspector prior to issuance of Certificate of Occupancy or Final Approval.
20. All fees, including but not limited to, occupancy fees, property development tax, and school fees must be paid in full prior to issuance of building permits. Any development impact fees that apply to the project must be paid in full prior to NIC or CofO issuance.
21. Provide list of Deferred Submittals for the project on title sheet of plans w/ note: Deferred Submittals shall be submitted to Building Dept for Review & Approval before beginning installation.
22. Provide List of Required Special Inspections & Structural Observations for the Project, per California Building Code Chapter 17.
23. This Project requires a Pre-Construction Meeting with your Building Inspector. Prior to requesting any inspections, contact the Building Inspection Supervisor at 951-736-3774 to determine the inspector assigned to the project and to schedule your pre-construction meeting.
24. Project is fully or partially located in a fire hazard severity zone. Structures shall be designed per the parameters of California Building Code chapter 7A and per an approved fuel modification plan and fire protection plan.
25. Provide minimum sized solar PV and battery energy storage system per the California Energy Code. A separate permit is required
26. Grading plans shall be approved and pads certified prior to Building permit issuance.
27. Utilities shall meet the utility authority's service requirements. Applicant shall coordinate the utility locations and design with the respective utility provider.
28. A/C condensers shall be located at least 10 ft. from property lines unless a 5 ft. tall block wall is constructed per CMC 17.84.040 (D)(1).
29. Structures shall be designed according to the seismic values and parameters of the fault investigation and geotechnical reports.
30. Models shall not open for business until a CofO or TCO has been issued for model home use. Homes shall not be occupied for residential habitation until a CofO or TCO has been issued for dwelling use.
31. Plans for playground shall be submitted for review and construction shall not begin until permit has been issued.
32. Structures adjacent to slopes shall be setback the minimum distance from the top or toe of slope as required by CBC section 1808.7.
33. Buildings and structures shall be setback and have site features constructed as prescribed by the fire protection plan.

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. 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.

(Continued on next page)

PLANNING	

3. 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.
4. This permit hereby allowed is conditional upon the privileges being utilized by the securing of the first permit thereof, precise plan permit within two (2) years after the effective date of the Precise Plan approval and if construction work is not begun within said time and carried on diligently to completion, this authorization shall become void, and any privilege or permit granted shall be deemed to have lapsed.
5. 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.
6. This project is subject to the MSCHP fee for residential developments according to the applicable density categories of Low, Medium, or High Density Residential per the Riverside County Multiple Species Habitat Conservation Plan. Fees shall be paid at the time building permits are issued.
7. The project shall comply with the approved exhibits and conditions of approval for PP2023-0004. In the event any portion of the site is sold to a guest builder for development, if approved plans are modified, the guest builder shall consult with the assigned project planner from the Planning Division to determine if a precise plan modification is warranted. In addition, all respective development standards shall be met including required parking at the time of that development.
8. The applicant and/or the guest builders shall provide all home buyers with a disclosure notice notifying the home buyers that the properties are located in the vicinity of the Eagle Glen Golf Course which conducts pickleball tournaments and other outdoor events, and that the home buyers may be subject to annoyances or inconveniences associated with the operations of the golf course (for example: noise, lighting, and property damage or personal injury from errant golf balls).
9. The Covenants, Conditions and Restrictions (CC & R's) must regulate on-street parking to preserve adequate access for emergency response vehicles, access to mail facilities, and sufficient space for rubbish containers for all units.
10. The CC & R's must reflect that all side yard down slopes that abut on to streets shall be maintained by the Homeowner's Association.
11. The development is subject to the conditions and terms of the Development Agreement between the City of Corona and Arantine Hills Holding L.P (DA15-001) and the amended Development Agreement approved in November 2018.
12. View fencing is permitted in the locations shown on the Conceptual Fence and Wall Plan, and shall be constructed of wrought iron, glass or a combination of decorative block and glass. Retaining walls visible from the street shall be of decorative material. Separate fence/wall plans are required for plan check and permitting. No freestanding fence or wall can exceed three (3) feet in height in front yard setbacks or in ten foot corner cut-off areas for vehicle/pedestrian visibility.
13. The precise grade plan shall provide each unit a minimum 10' x 5' concrete trash pad at the side of the unit. The trash pad shall be screened behind the side yard return gate. Where side yard setbacks are less than 5 feet, the trash pad may be narrowed to be 6 inches narrower than the building setback to allow for fence installation, and shall not be smaller than 10' x 3.5'. In addition, a minimum 3-foot-wide sidewalk shall be provided from the trash pad to the driveway.
14. All garages shall be automatic sectional metal roll-up garage doors.
15. All garages shall have a minimum unobstructed 2-car parking area of 18' wide by 20' deep. No trash bins shall be kept inside the garages, unless it can be demonstrated that the trash bins do not obstruct the 18' x 20' parking area.

(Continued on next page)

PLANNING

16. Prior to the issuance of a Certificate of Occupancy for each phase of development, the front yard for each unit and the parkways and all HOA maintained areas adjacent to each phase of development shall be constructed and landscaped per City standards and the Arantine Hills Specific Plan requirements. Landscape plans are required for the residential lots. Separate landscape plans are required for all areas to be maintained by the HOA (slopes, parks, parkways, street trees, open space, etc). Landscape plans must be submitted for plan check prior to the issuance of building permits for the residential units. For landscape plan check, please submit the landscape plans to the City of Corona Building Division for review and approval. At time of submittal, the master developer or guest builder shall also submit a landscape deposit directly to the Planning Division in the amount of $5,000 to cover the costs of the Planning Division's plan check and inspection services related to the landscape plan. This deposit is required for each landscape plan check submittal. Any money left remaining from the deposit will be returned to the master developer or guest builder at time of the project is completed.
17. Landscape plans are required for slopes over four (4) feet in height with slopes greater that 4:1 requiring erosion control planting. Plans shall be submitted for plan check prior to the issuance of a building permit for the residential units or planning area.
18. All windows facing a street shall be provided with enhanced architectural treatments in the form of stucco trims, pots shelves, shutters or other design elements appropriate to the architectural style.
19. A Model Home Permit through the Board of Zoning Adjustment shall be obtained for any proposed model home complex associated with TTM 35872.
20. All signage shall be designed in accordance with the design guidelines in the Arantine Hills Specific Plan.
21. To mitigate potential noise from air condenser units, higher quality sound-rated condenser units (sound power levels from 50 to 60 dBA) shall be specified with manufacturer-provided sound blankets or covers and approved by the city's Building Official. Units shall also be placed strategically for the least amount of noise impact to adjacent receivers.
22. The air conditioner units shall adhere to the performance standards for stationary noise in CMC Section 17.84.040(C)(2) and Section 17.84.040(D)(1). This is applicable to areas that have shared Exclusive Use Area boundary lines.
23. The project's HOA shall approve air conditioner unit change-outs requested by residents and the CC&Rs shall require air conditioner replacement units to be reviewed by the HOA to maintain the noise mitigation originally installed by the developer and approved by the city. The CC&Rs shall also require homeowners to maintain their AC units in good operation to minimize the rise in noise level from the equipment.
24. All air conditioning units visible from a street view shall be screened behind a block wall.

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 issuance of grading permit, the applicant shall demonstrate to the satisfaction of the City Engineer that the proposed project 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 site plan shall correctly show all existing easements, traveled ways, and drainage courses. Any omission or misrepresentation of these documents may require said site plan to be resubmitted for further consideration.
6. 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.
7. All existing and new utilities adjacent to and on-site shall be placed underground in accordance with City of Corona ordinances.

(Continued on next page)

PUBLIC WORKS

8. 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 Public Works Department. If the required files are unavailable, the developer shall pay a scanning fee to cover the cost of scanning the as-built plans.
9. 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.
10. 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.
11. Prior to issuance of a building permit, 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 lots UU as required by the Community Services Department.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.

(Continued on next page)

PUBLIC WORKS

17. 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.
18. 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.
19. 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.
20. Prior to release of grading security, the developer shall cause the civil engineer of record for the approved grading plans to submit a set of as-built grading plans with respect to Water Quality Control facilities.
21. Prior to issuance of a grading permit, 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.
22. 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.
23. 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.
24. 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.
25. Prior to the issuance of the first Certificate of Occupancy, 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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).

(Continued on next page)

PUBLIC WORKS

31. Prior to approval of any improvement plans, the applicant shall submit a detailed hydrology study. 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.
32. Prior to 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.
33. 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.
34. Prior to issuance of a building permit, the applicant shall retain for the HOA all required private street rights-of-way (Lots "Q" through "SS" and Hudson House Drive).
35. Prior to removal of the existing levee, developer shall acquire written permission from RCFC&WCD confirming the removal of the levee is acceptable.
36. The roadway classification and street sections for roadways located on Lots “Q” though "QQ", "SS", and 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.
37. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, 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.
38. 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.
39. 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.
40. 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.
41. 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	

42. Prior to approval of improvement plans, all street names shall be approved by the City Engineer.
43. 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.
44. 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.
45. Prior to issuance of a building permit and/or issuance of a Certificate of Occupancy, 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.
46. Prior to issuance of building permit, the applicant shall pay the appropriate traffic signal mitigation fees per The Arantine Hills Development Agreement Operation Memorandum #2 Section 1.3.
47. 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.
48. Prior to approval of improvement plans, the applicant shall obtain all necessary easements for any required offsite water and sewer facilities.
49. 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.
50. 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.
51. 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.
52. 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 in accordance to the City Municipal Code and the Arantine Hills Development Agreement.
53. Prior to 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.
54. 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.

(Continued on next page)

PUBLIC WORKS	

55. 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.
56. Prior to 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.
57. 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.
58. Manhole rim elevations shall be lower than all pad elevations immediately downstream. Otherwise a back flow prevention valve will be required.
59. Static pressures exceeding 80 psi require an individual pressure regulator.
60. 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.
61. The applicant shall provide a separate irrigation water service for all HOA- CFD maintained landscaped areas.
62. 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.
63. 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.
64. 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.
65. 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.
66. 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.
67. 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.
68. 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.
69. Prior to building permit issuance, the Developer shall pay the appropriate Quimby, Park Improvement, and Drainage fees as specified in the Development Agreement.
70. 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.
71. All onsite and parkway landscaping shall be planted with California friendly plant pallet. Planting shall conform to the Landscape Design Guidelines for Residential Development.
72. 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.

(Continued on next page)

PUBLIC WORKS	

73. 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.

74. 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.

BEDFORD AT ARANTINE HILLS - PHASE 3&4
CORONA , CA
50' x 80' S.F.D. - PA7
LOW DENSITY RESIDENTIAL

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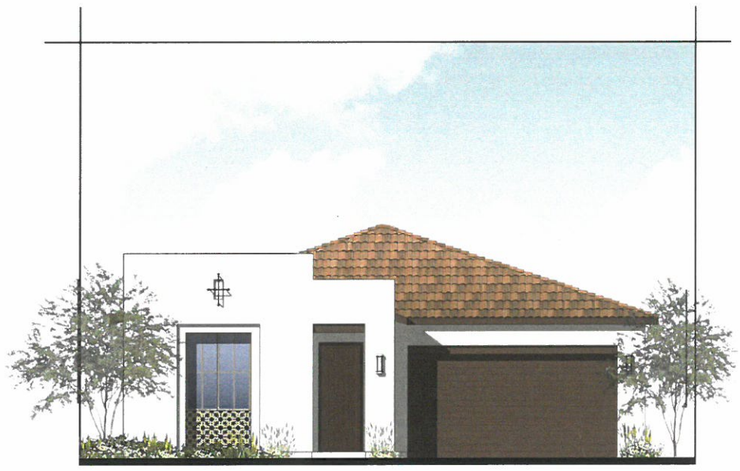

COVER PAGE
COMPOSITE PLANS

PLAN 1 - 1,527 SQ. FT.

PLAN 1 FRONT ELEVATIONS
PLAN 1 SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 1 TUSCANY FLOOR PLAN & ELEVATIONS
PLAN 1 TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS

PLAN 2 - 2,373 SQ. FT.

PLAN 2 FRONT ELEVATIONS
PLAN 2 SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 2 TUSCANY FLOOR PLAN & ELEVATIONS
PLAN 2 TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS

PLAN 3 - 2,761 SQ. FT.

PLAN 3 FRONT ELEVATIONS
PLAN 3 SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 3 TUSCANY FLOOR PLAN & ELEVATIONS
PLAN 3 TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS

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EXHIBIT 5

STREETSCENE

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

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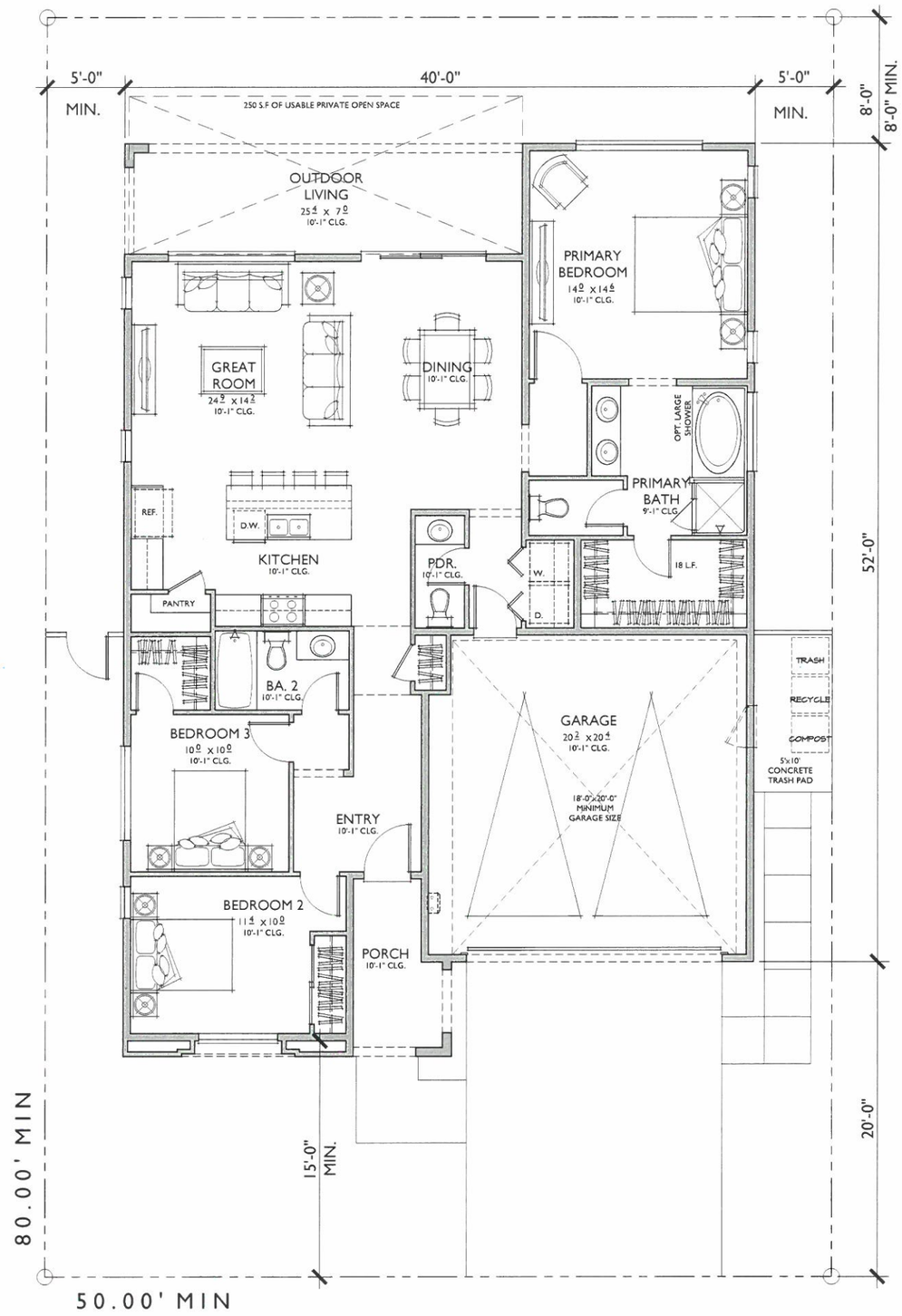

PLAN 1A
1,527 SQ. FT.

TARGET: 1,600 SQ. FT.
3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,527 SQ. FT.
TOTAL LIVING	**1,527 SQ. FT.**
2 - CAR GARAGE	423 SQ. FT.
OUTDOOR LIVING	177 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.8%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Floor Plan

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

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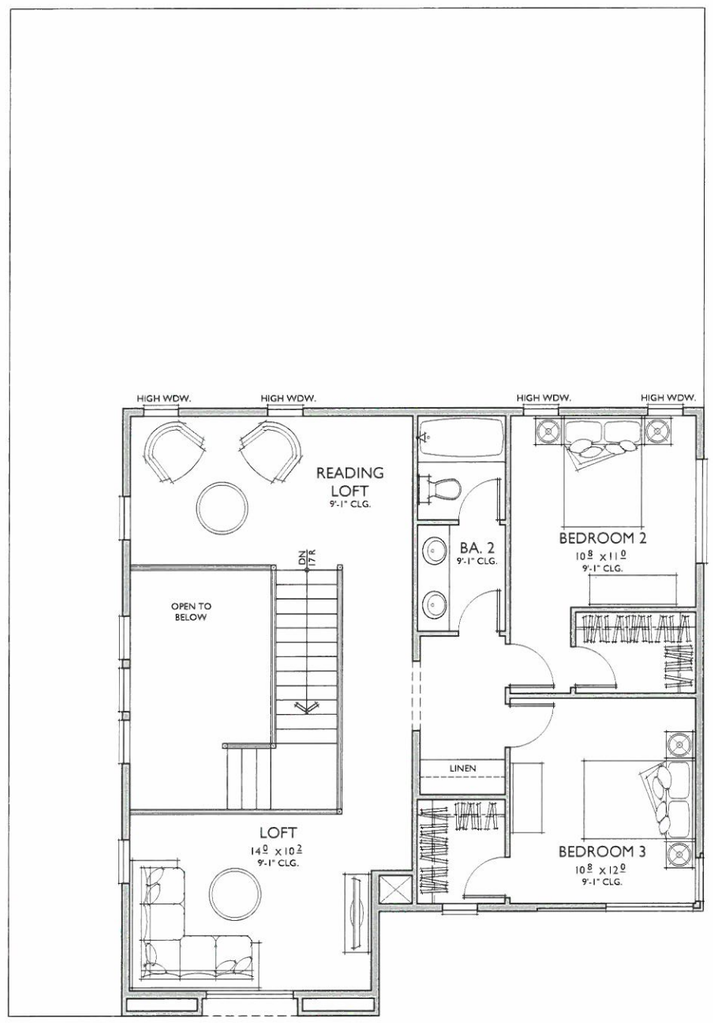

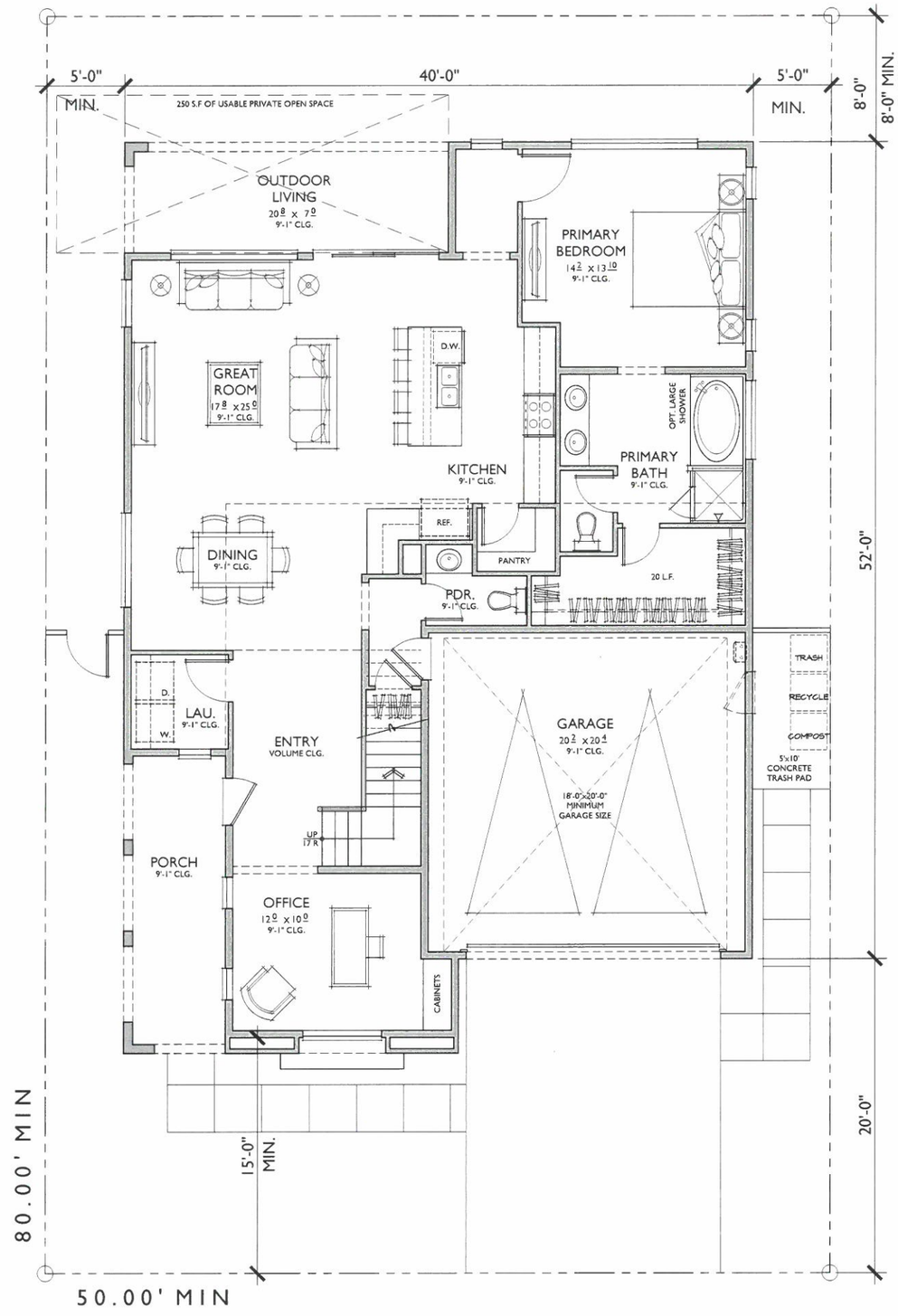

PLAN 2A
2,373 SQ. FT.

TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS + LOFT + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,497 SQ. FT.
2ND FLOOR	876 SQ. FT.
TOTAL LIVING	**2,373 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	144 SQ. FT.
PORCH	123 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.1%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2
Floor Plan

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

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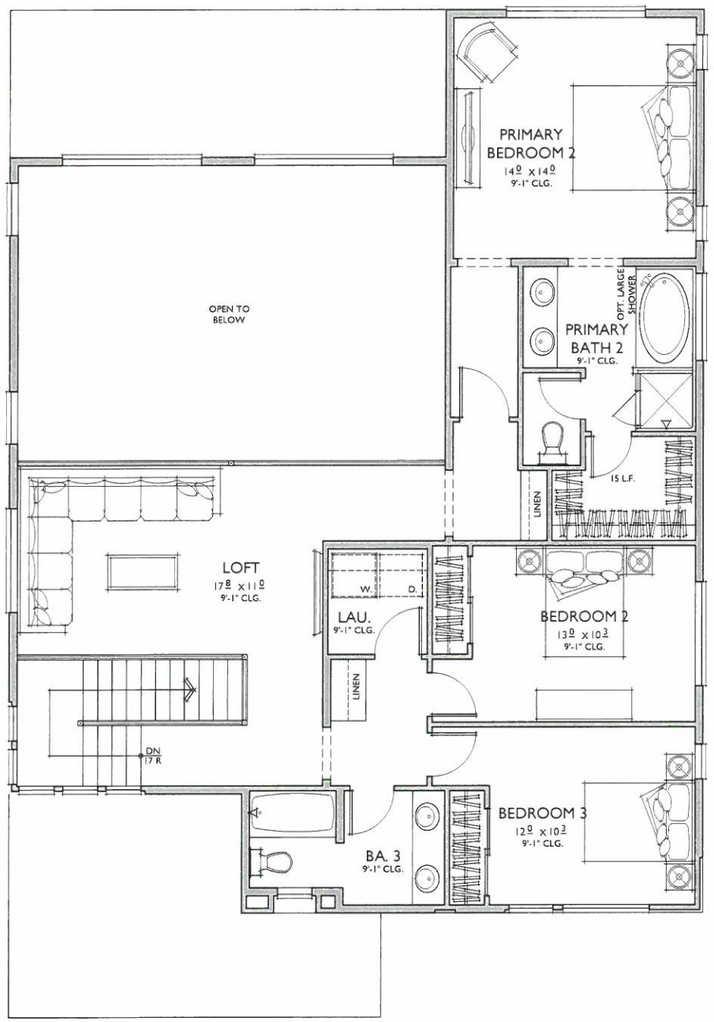

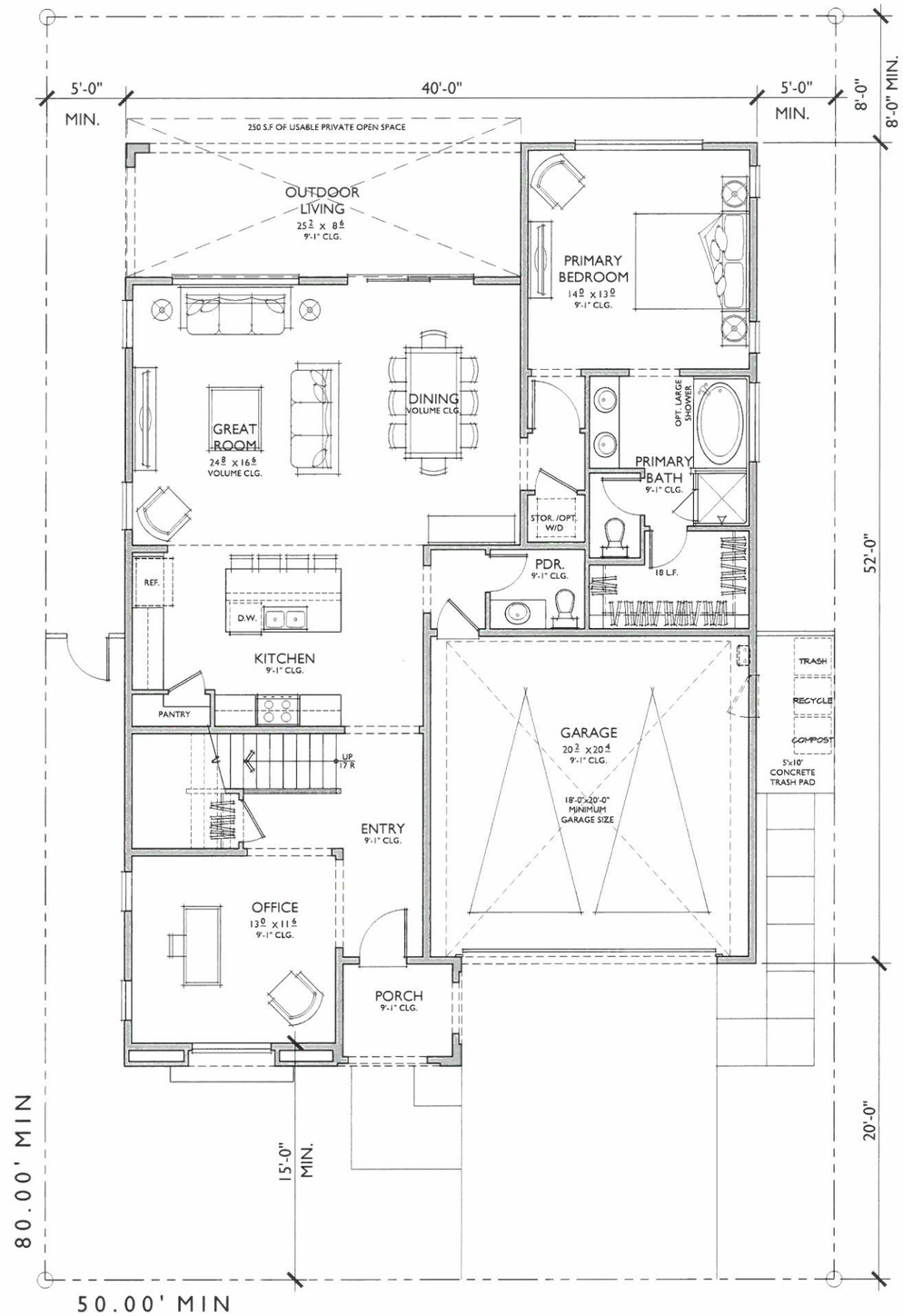

PLAN 3A
2,761 SQ. FT.

TARGET: 2,900 SQ. FT.
4 BEDROOMS / 3.5 BATHS + LOFT + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,508 SQ. FT.
2ND FLOOR	1253 SQ. FT.
TOTAL LIVING	**2,761 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	212 SQ. FT.
PORCH	49 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.4%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3
Floor Plan

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

972.22326

11.22.22

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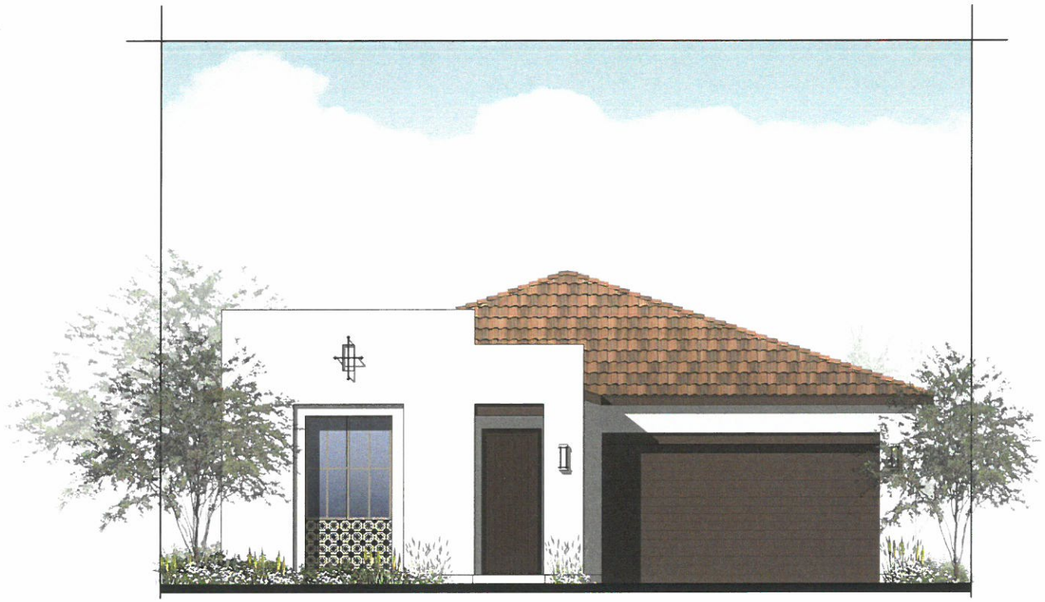

TRANSITIONAL SPANISH

TUSCANY

CONTEMPORARY RANCH

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PLAN 1
Front Elevations

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

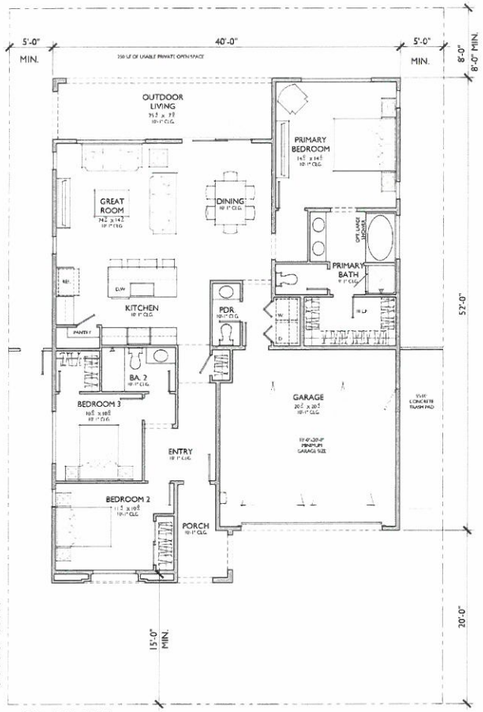
Corona . California

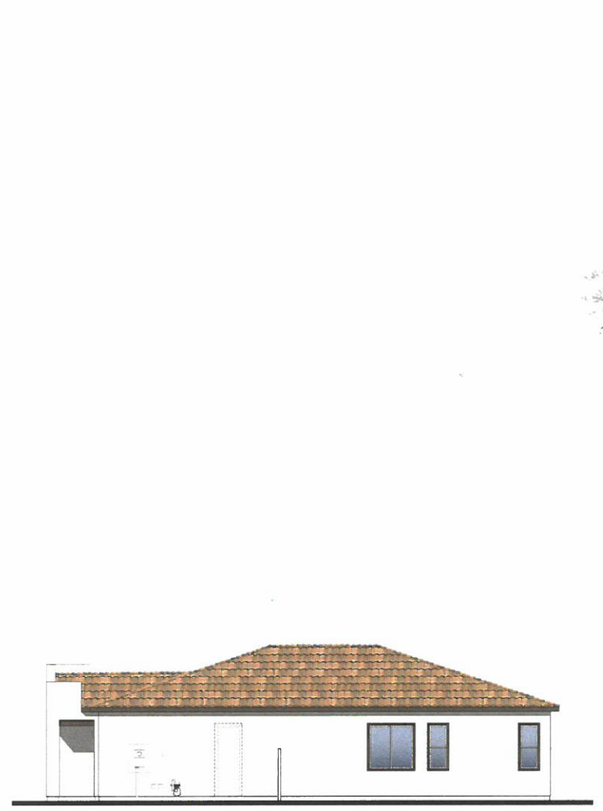
SCALE: 1/4" = 1'-0"

972.22326

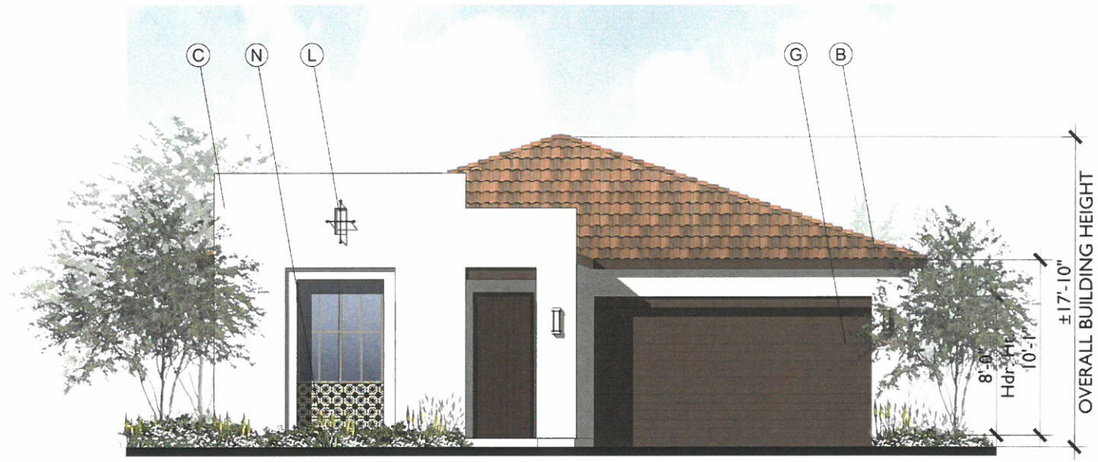
11.22.22

Pacific Ventures
MANAGEMENT LLC





0 4 8 16
SCALE: 1/8" = 1'-0"

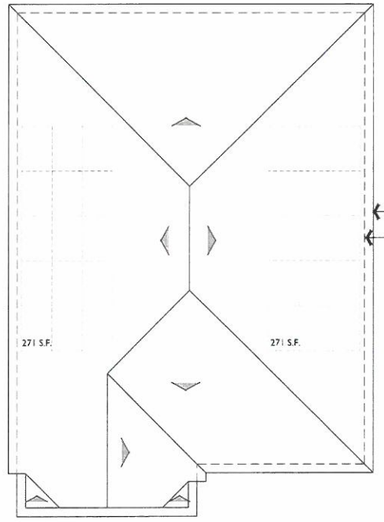


FRONT

A - TRANSITIONAL SPANISH

1/4"=1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

SOLAR ZONE
ZONE A = 271 S.F.
ZONE B = 271 S.F.

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF
N. DECORATIVE TILE

PLAN 1A
1,527 SQ. FT.

TARGET: 1,600 SQ. FT.
3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,527 SQ. FT.
TOTAL LIVING	**1,527 SQ. FT.**
2 - CAR GARAGE	423 SQ. FT.
OUTDOOR LIVING	177 SQ. FT.
PORCH	61 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.8%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A
Transitional Spanish Elevation

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

972.22326

11.22.22

Pacific Ventures
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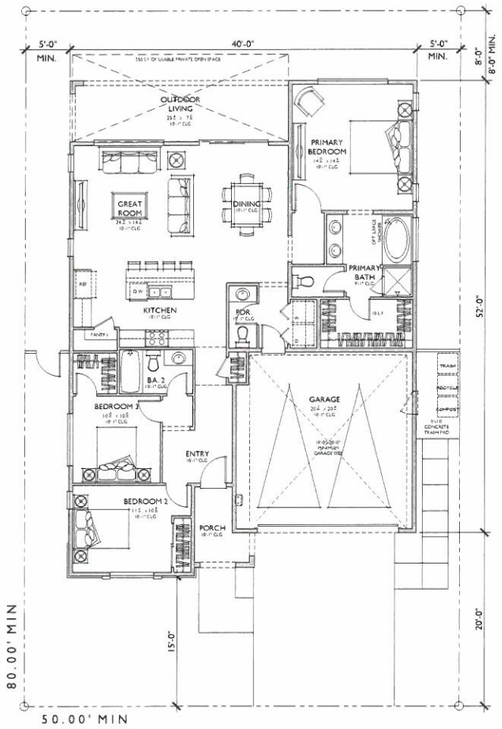
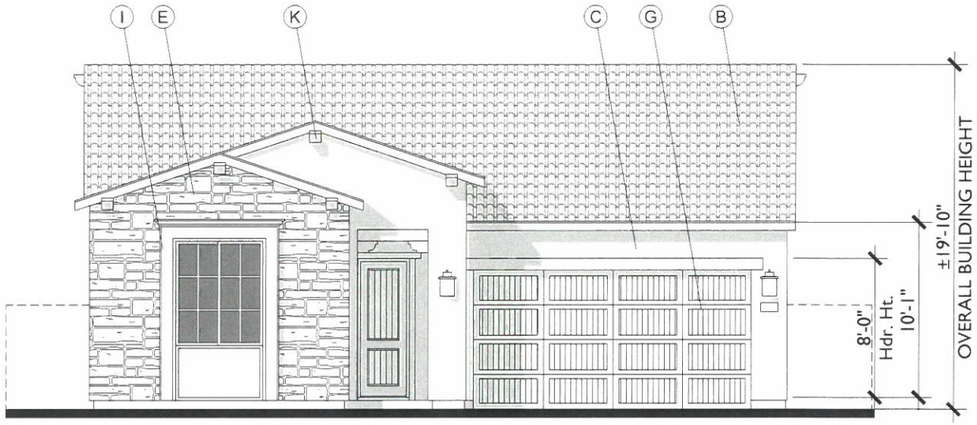




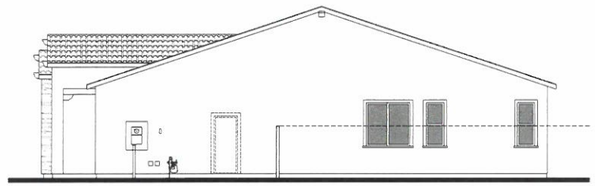
FRONT

B - TUSCANY

1/4"=1'-0"

0 2 4 8

SCALE: 1/4" = 1'-0"



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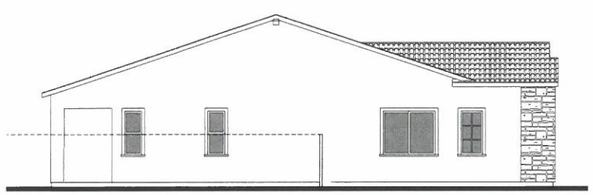

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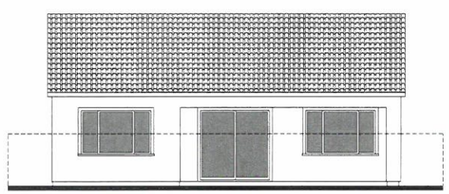
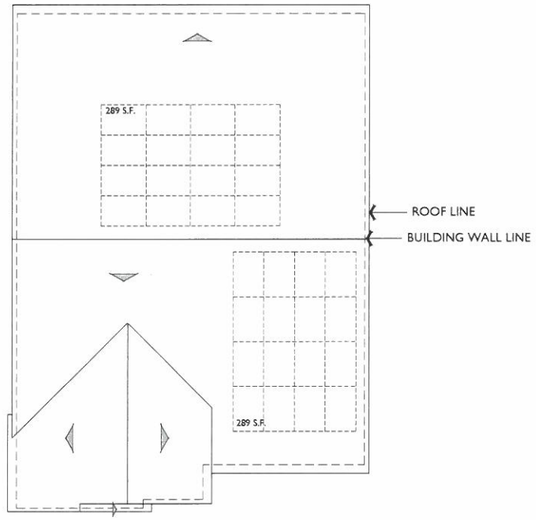


REAR

0 4 8 16

SCALE: 1/8" = 1'-0"



MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE S TILE
C. STUCCO
D. HORIZONTAL SIDING
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF
N. DECORATIVE TILE

ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE S TILE

SOLAR ZONE
ZONE A = 289 S.F.
ZONE B = 289 S.F.

PLAN 1B
1,527 SQ. FT.

TARGET: 1,600 SQ. FT.
3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,527 SQ. FT.
TOTAL LIVING	**1,527 SQ. FT.**
2 - CAR GARAGE	426 SQ. FT.
OUTDOOR LIVING	177 SQ. FT.
PORCH	51 SQ. FT.
LOT COVERAGE (60% MAX)	48.8%
(LOT CVG = 1ST FLR + GAR)	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1B
Tuscany Elevation

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

972.22326

11.22.22

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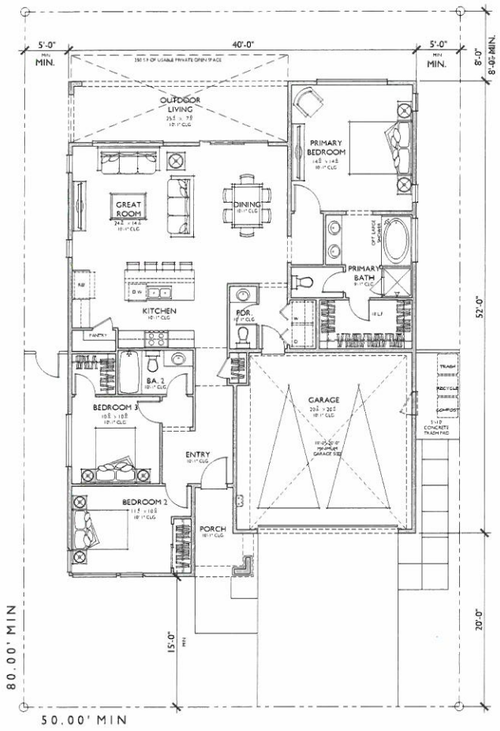

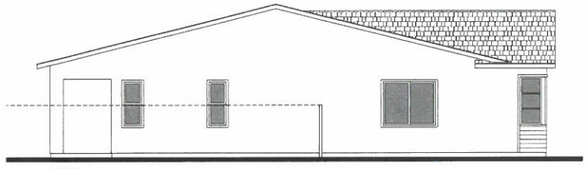

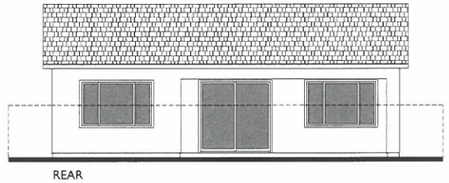

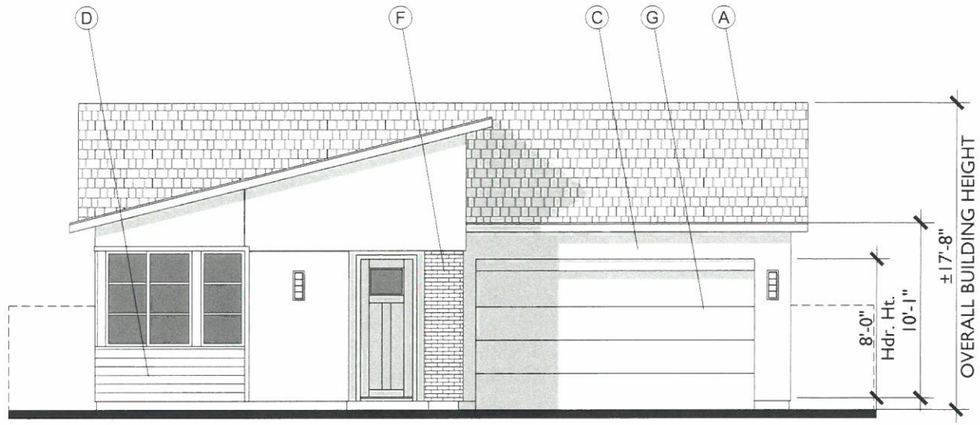

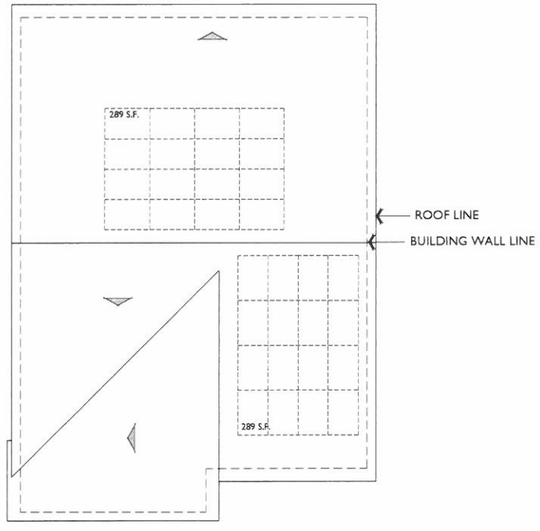

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF
N. DECORATIVE TILE

ROOF PLAN C

PITCH: 3:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

SOLAR ZONE
ZONE A = 289 S.F.
ZONE B = 289 S.F.

PLAN 1C
1,527 SQ. FT.

TARGET: 1,600 SQ. FT.
3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,527 SQ. FT.
TOTAL LIVING	**1,527 SQ. FT.**
2 - CAR GARAGE	426 SQ. FT.
OUTDOOR LIVING	177 SQ. FT.
PORCH	57 SQ. FT.
LOT COVERAGE (60% MAX)	48.8%
(LOT CVG = 1ST FLR + GAR)	

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C
Contemporary Ranch Elevation

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

972.22326

11.22.22

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TRANSITIONAL SPANISH

TUSCANY

CONTEMPORARY RANCH

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PLAN 2
Front Elevations

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

SCALE: 1/4" = 1'-0"

972.22326

11.22.22

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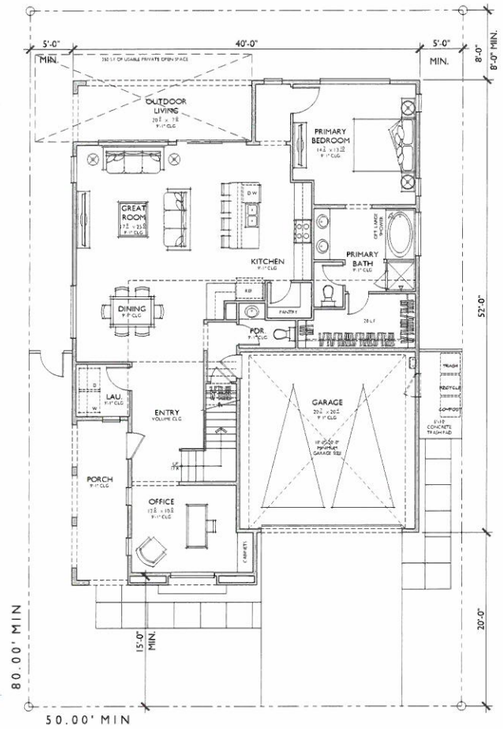
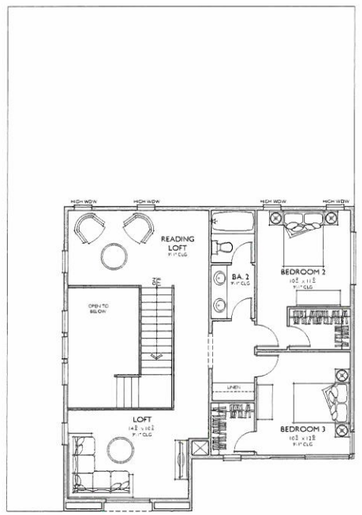
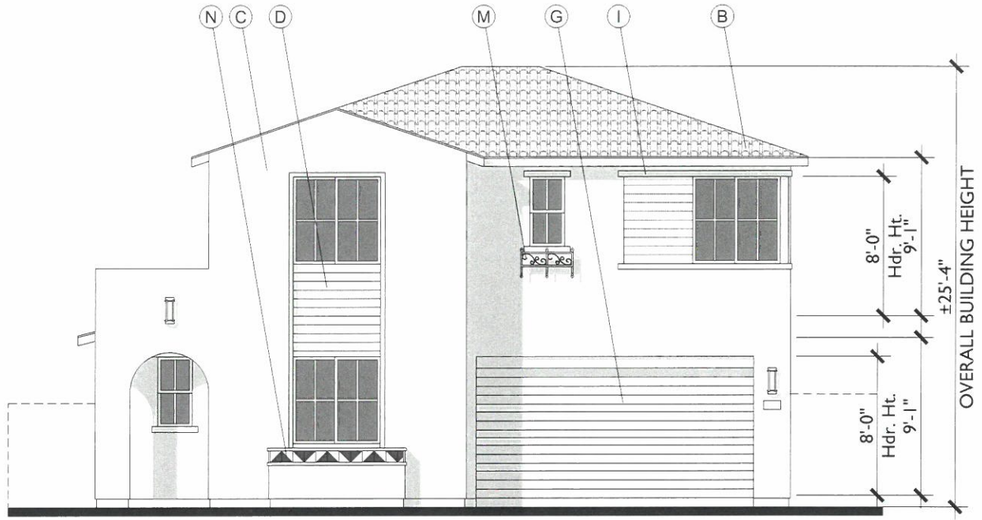
MANAGEMENT LLC







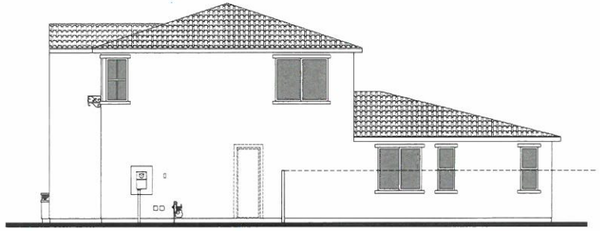
FRONT

A - TRANSITIONAL SPANISH

1/4"=1'-0"

0 2 4 8

SCALE: 1/4" = 1'-0"



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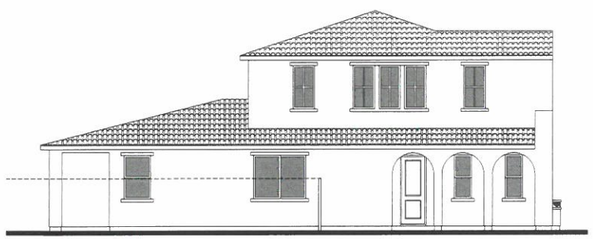

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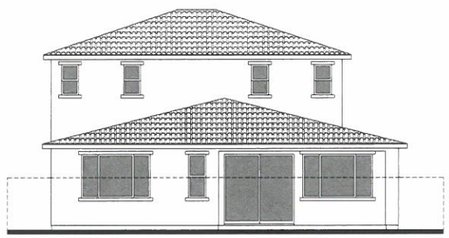
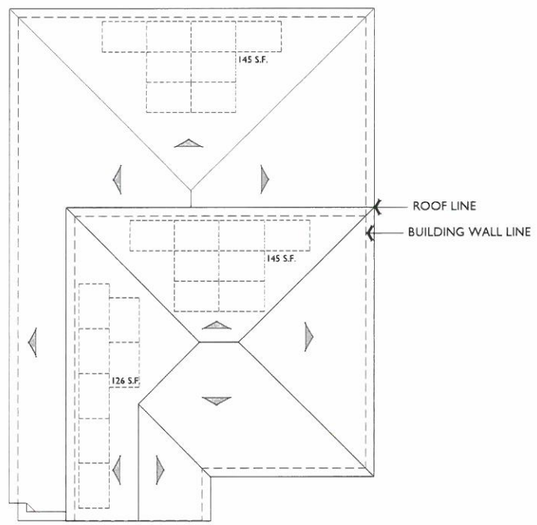


REAR

0 4 8 16

SCALE: 1/8" = 1'-0"



ROOF PLAN A

1/8"=1'-0"

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

SOLAR ZONE
ZONE A = 126 S.F.
ZONE B = 290 S.F.

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF
N. DECORATIVE TILE

PLAN 2A
2,373 SQ. FT.

TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS + LOFT + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,497 SQ. FT.
2ND FLOOR	876 SQ. FT.
TOTAL LIVING	**2,373 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	144 SQ. FT.
PORCH	123 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.1%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A
Transitional Spanish Elevation

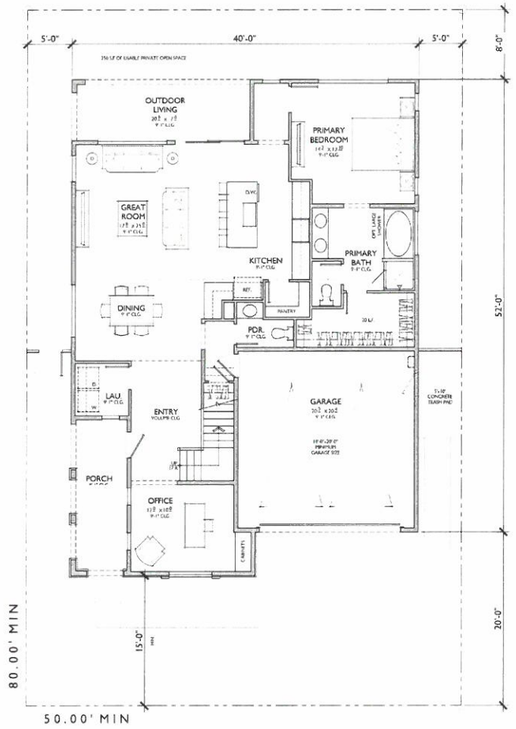
BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

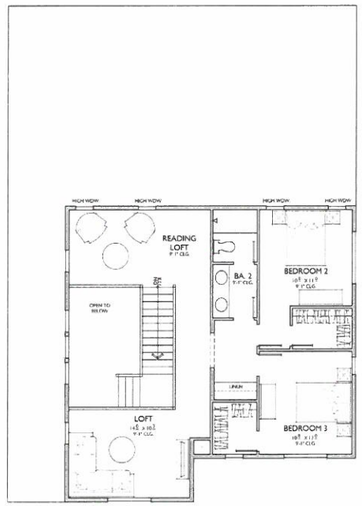
Corona . California

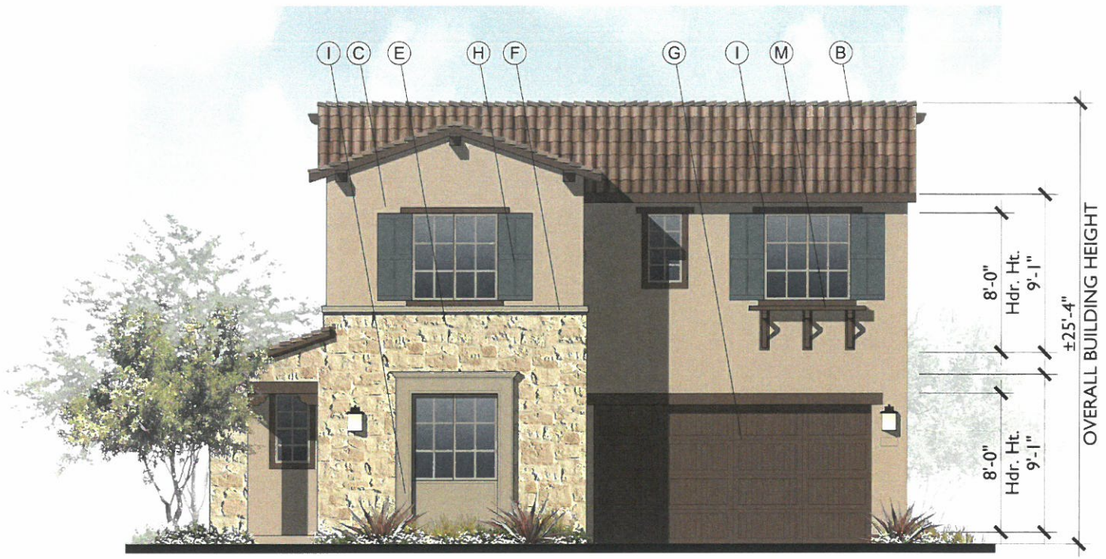
972.22326

11.22.22

Pacific Ventures MANAGEMENT LLC







FRONT

B - TUSCANY

1/4"=1'-0"

0 2 4 8

SCALE: 1/4" = 1'-0"

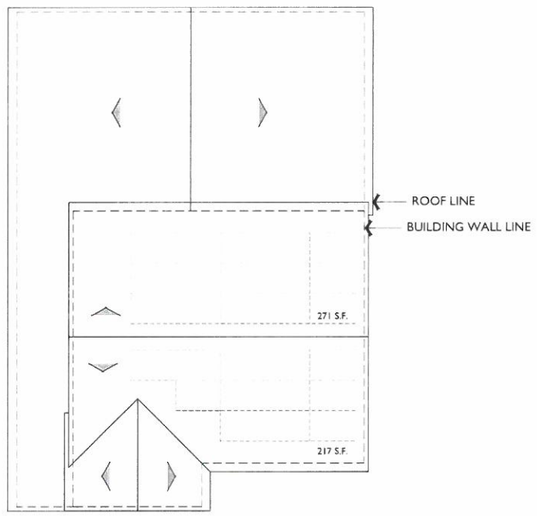
RIGHT

LEFT

REAR

0 4 8 16

SCALE: 1/8" = 1'-0"



ROOF PLAN B

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

SOLAR ZONE
ZONE A = 271 S.F.

ZONE B = 217 S.F.

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF
N. DECORATIVE TILE

PLAN 2B
2,373 SQ. FT.

TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS + LOFT + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,497 SQ. FT.
2ND FLOOR	876 SQ. FT.
TOTAL LIVING	**2,373 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	144 SQ. FT.
PORCH	117 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.1%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B
Tuscany Elevation

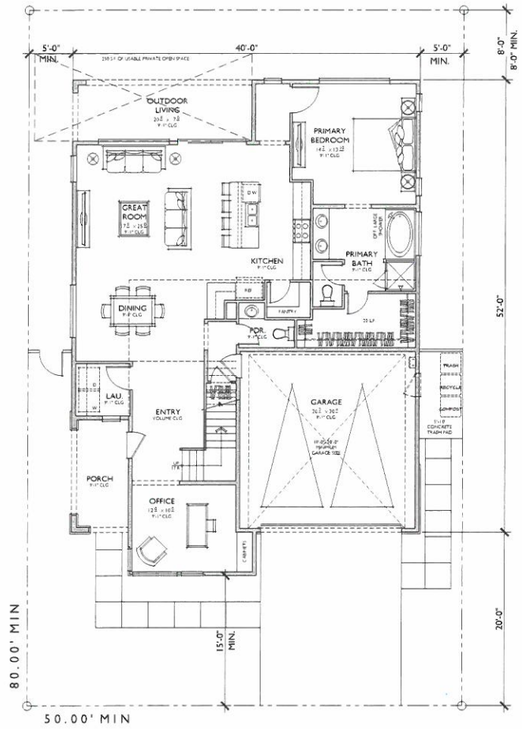
BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

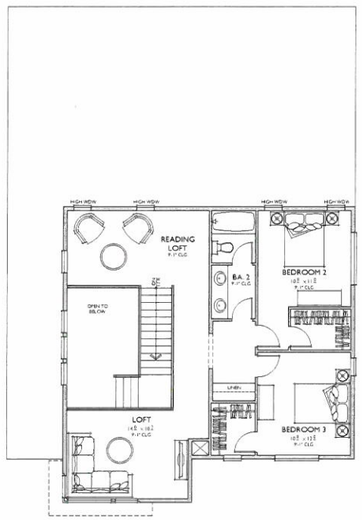
Corona . California

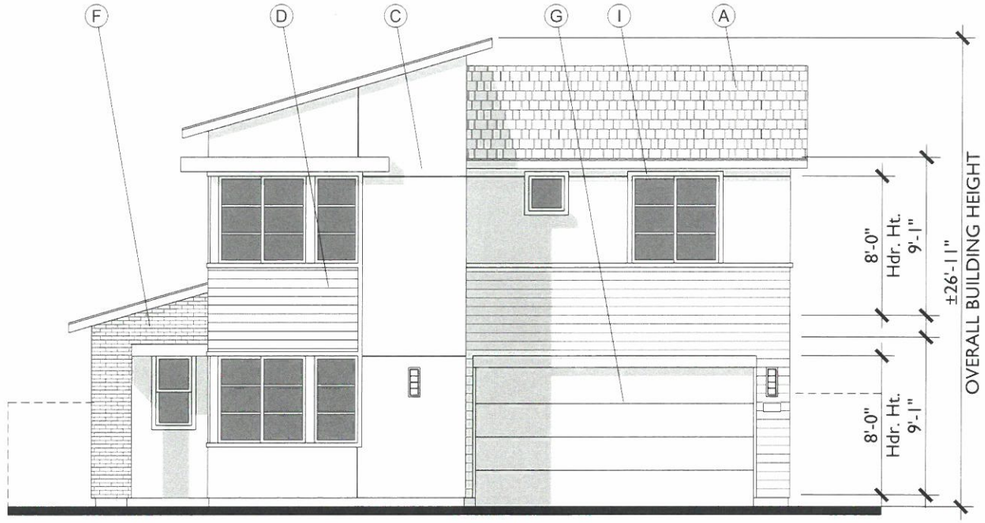
972.22326

11.22.22

Pacific Ventures
MANAGEMENT LLC





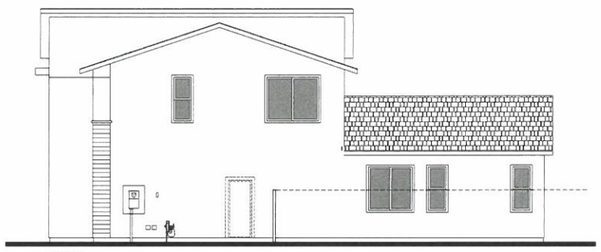


FRONT

C - CONTEMPORARY RANCH

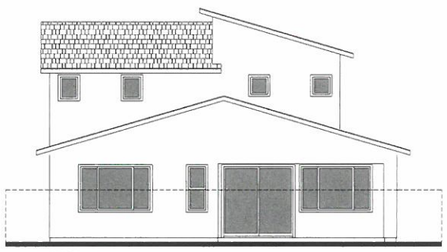
1/4"=1'-0"

SCALE: 1/4" = 1'-0"



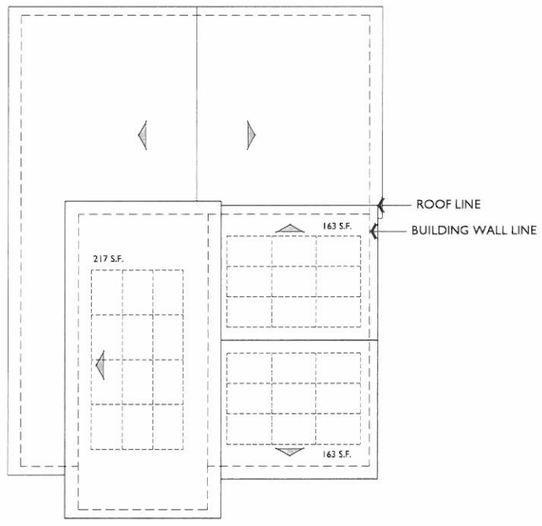
RIGHT

LEFT



REAR

SCALE: 1/8" = 1'-0"



ROOF PLAN C

PITCH: 3:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

SOLAR ZONE
ZONE A = 380 S.F.
ZONE B = 163 S.F.

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF
N. DECORATIVE TILE

PLAN 2C
2,373 SQ. FT.

TARGET: 2,300 SQ. FT.
3 BEDROOMS / 2.5 BATHS + LOFT + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,497 SQ. FT.
2ND FLOOR	876 SQ. FT.
TOTAL LIVING	**2,373 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	144 SQ. FT.
PORCH	84 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.1%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2C

Contemporary Ranch Elevation

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

972.22326

11.22.22

Pacific Ventures MANAGEMENT LLC

TRANSITIONAL SPANISH

TUSCANY

CONTEMPORARY RANCH

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PLAN 3
Front Elevations

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

SCALE: 1/4" = 1'-0"

972.22326

11.22.22

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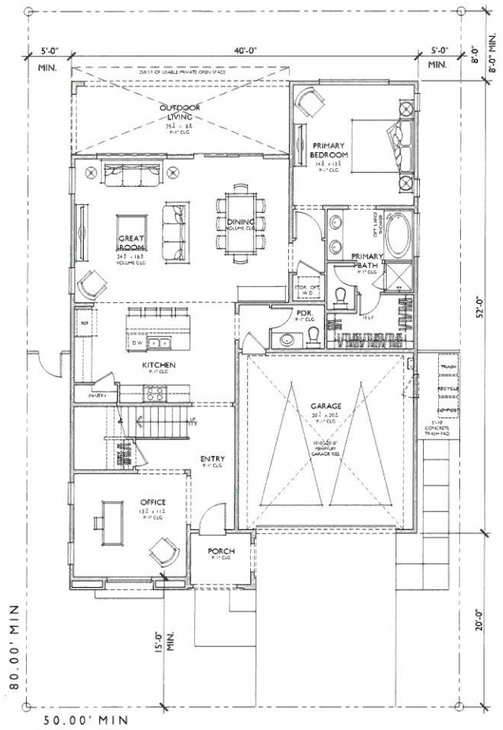
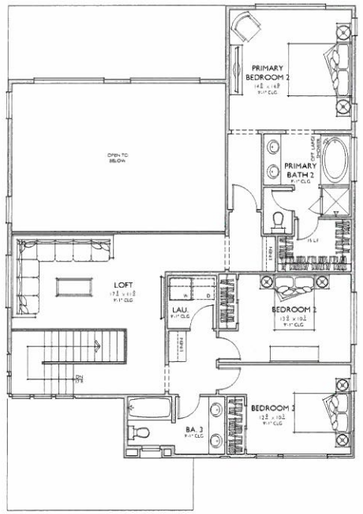
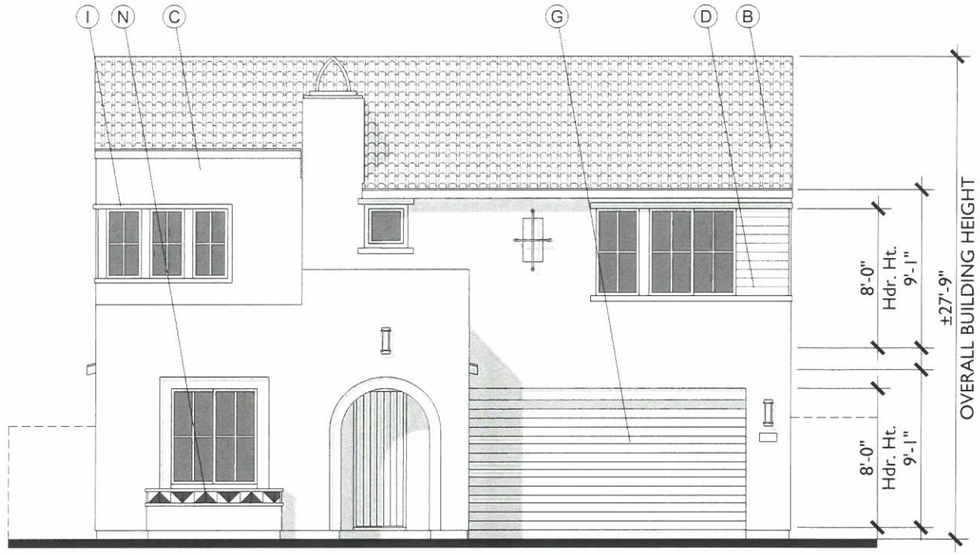
MANAGEMENT LLC



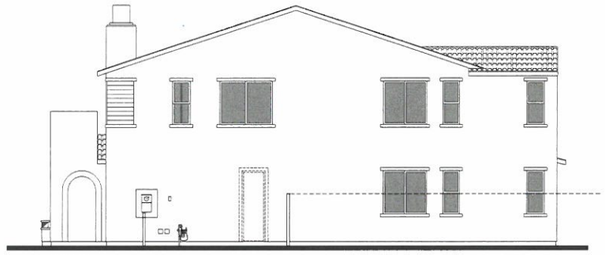




FRONT

A - TRANSITIONAL SPANISH

SCALE: 1/4" = 1'-0"



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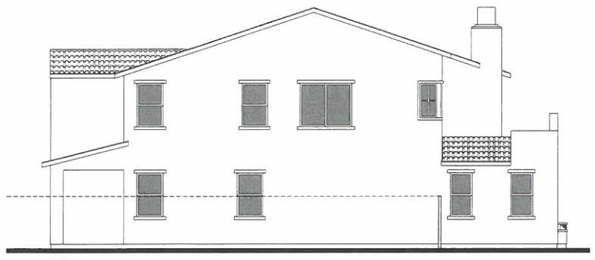

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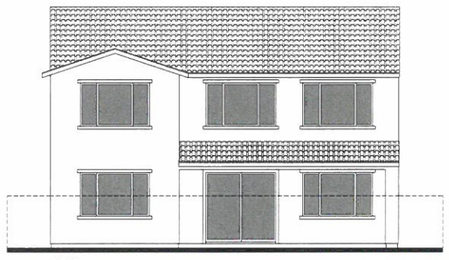

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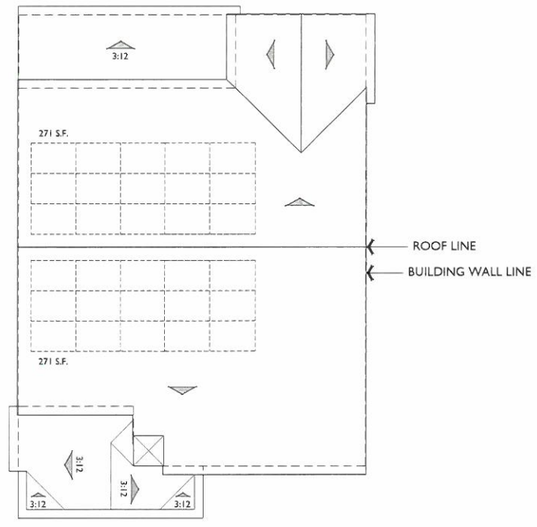
SCALE: 1/8" = 1'-0"



ROOF PLAN A

PITCH: 4:12
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL:CONCRETE S TILE

SOLAR ZONE
ZONE A = 271 S.F.
ZONE B = 271 S.F.

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF
N. DECORATIVE TILE

PLAN 3A
2,761 SQ. FT.

TARGET: 2,900 SQ. FT.
4 BEDROOMS / 3.5 BATHS + LOFT + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,508 SQ. FT.
2ND FLOOR	1253 SQ. FT.
TOTAL LIVING	**2,761 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	212 SQ. FT.
PORCH	49 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.4%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A
Transitional Spanish Elevation

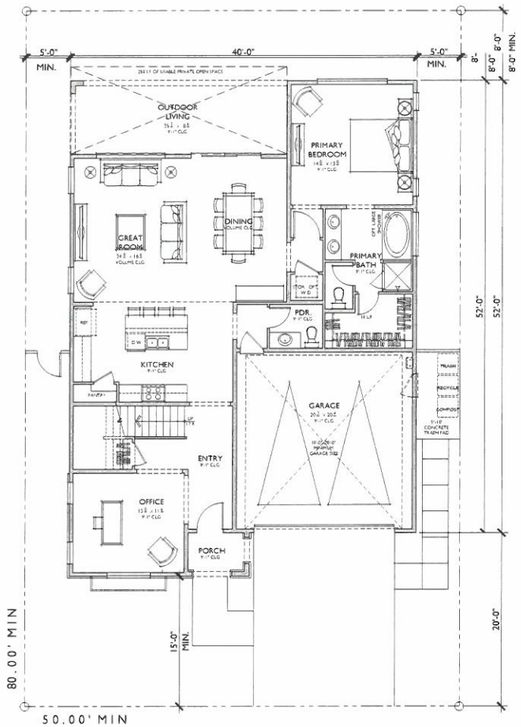
BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

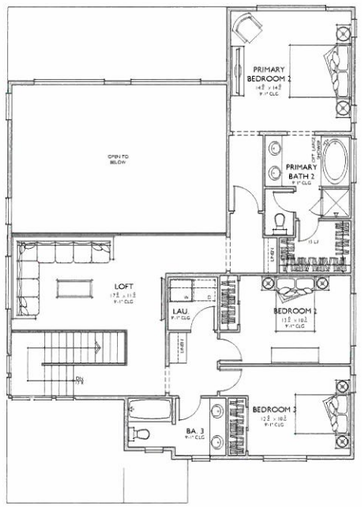
Corona . California

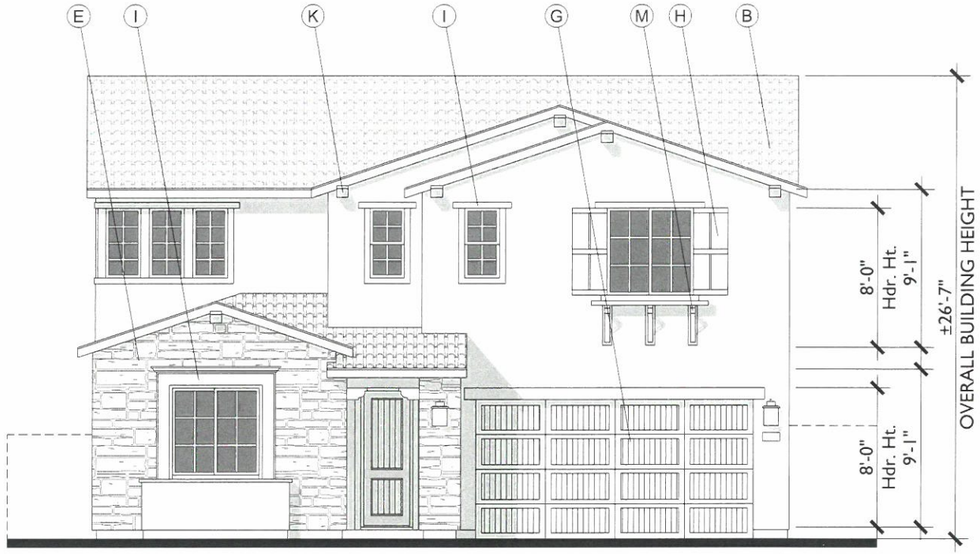
972.22326

11.22.22

Pacific Ventures MANAGEMENT LLC





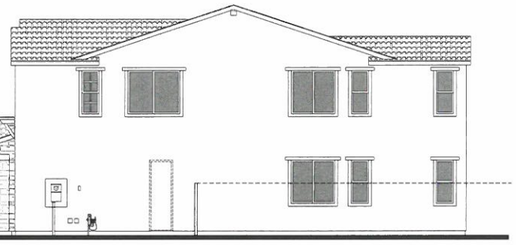


FRONT

B - TUSCANY

0 2 4 8

SCALE: 1/4" = 1'-0"



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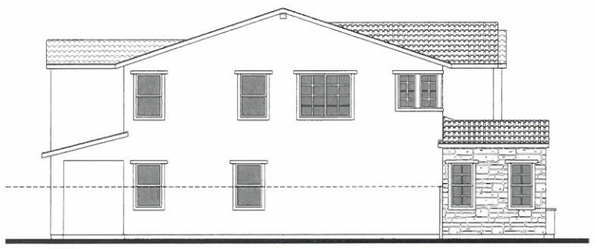

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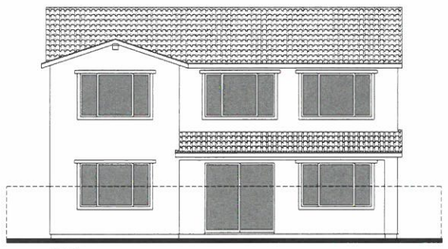
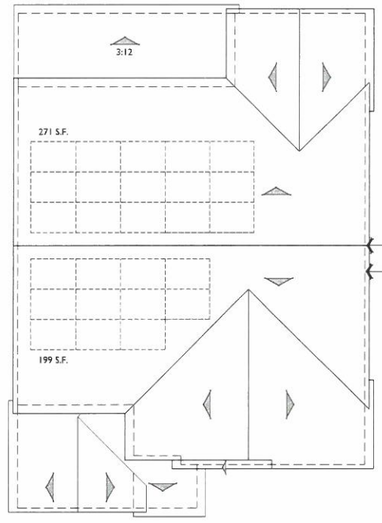


REAR

0 4 8 16

SCALE: 1/8" = 1'-0"



ROOF PLAN B

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL:CONCRETE S TILE

1/8"=1'-0"

SOLAR ZONE
ZONE A = 271 S.F.
ZONE B = 199 S.F.

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF
N. DECORATIVE TILE

PLAN 3B
2,761 SQ. FT.

TARGET: 2,900 SQ. FT.
4 BEDROOMS / 3.5 BATHS + LOFT + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,508 SQ. FT.
2ND FLOOR	1253 SQ. FT.
TOTAL LIVING	**2,761 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	212 SQ. FT.
PORCH	35 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.4%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B
Tuscany Elevation

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

972.22326

11.22.22

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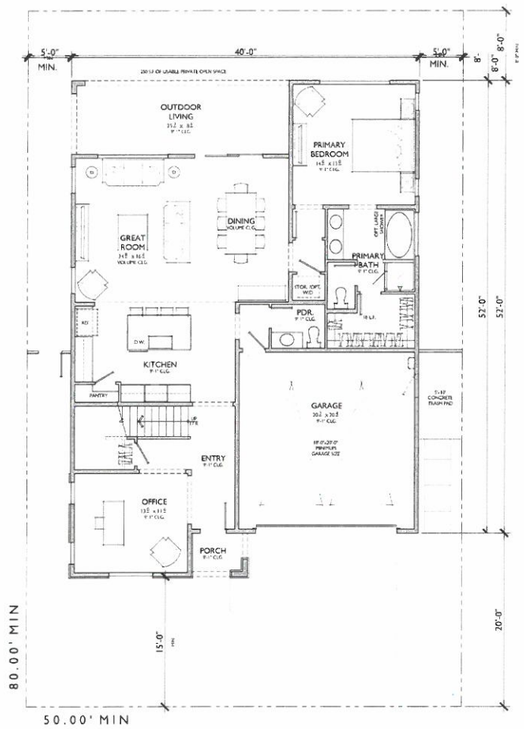
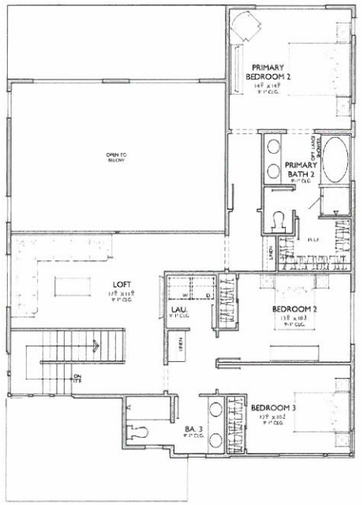
MANAGEMENT LLC

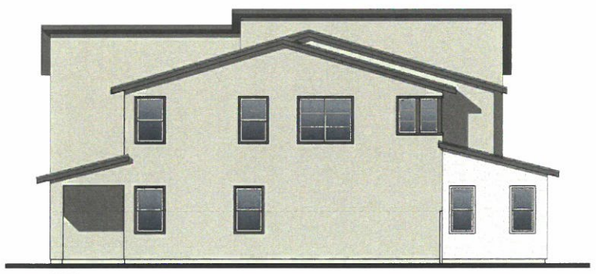




FRONT C - CONTEMPORARY RANCH

SCALE: 1/4" = 1'-0"

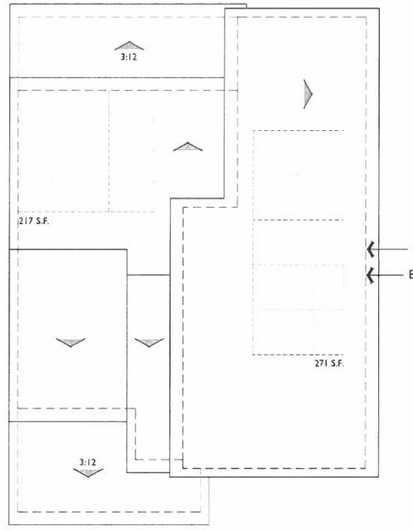
RIGHT



LEFT

REAR

SCALE: 1/8" = 1'-0"



ROOF PLAN C

PITCH: 3.5:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

SOLAR ZONE
ZONE A = 217 S.F.
ZONE B = 271 S.F.

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF
N. DECORATIVE TILE

PLAN 3C
2,755 SQ. FT.

TARGET: 2,900 SQ. FT.
4 BEDROOMS / 3.5 BATHS + LOFT + OFFICE
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,509 SQ. FT.
2ND FLOOR	1246 SQ. FT.
TOTAL LIVING	**2,755 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
OUTDOOR LIVING	212 SQ. FT.
PORCH	34 SQ. FT.
LOT COVERAGE (60% MAX) (LOT CVG = 1ST FLR + GAR)	48.4%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C
Contemporary Ranch Elevation

BEDFORD PHASES 3&4 - PA7 - 50' X 80' - SFD

Corona . California

972.22326

11.22.22

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BEDFORD AT ARANTINE HILLS - PHASE 3&4
CORONA , CA
47' x 80' S.F.D. - PA6
LOW DENSITY RESIDENTIAL

Pacific Ventures
MANAGEMENT LLC

COVER PAGE
COMPOSITE PLANS

PLAN 1 - 2,499 SQ. FT.

PLAN 1 FRONT ELEVATIONS
PLAN 1 SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 1 TUSCANY FLOOR PLAN & ELEVATIONS
PLAN 1 TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS

PLAN 2 - 2,621 SQ. FT.

PLAN 2 FRONT ELEVATIONS
PLAN 2 SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 2 TUSCANY FLOOR PLAN & ELEVATIONS
PLAN 2 TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS

PLAN 3 - 2,892 SQ. FT.

PLAN 3 FRONT ELEVATIONS
PLAN 3 SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 3 TUSCANY FLOOR PLAN & ELEVATIONS
PLAN 3 TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS

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EXHIBIT 6

STREETSCENE

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

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972.22325

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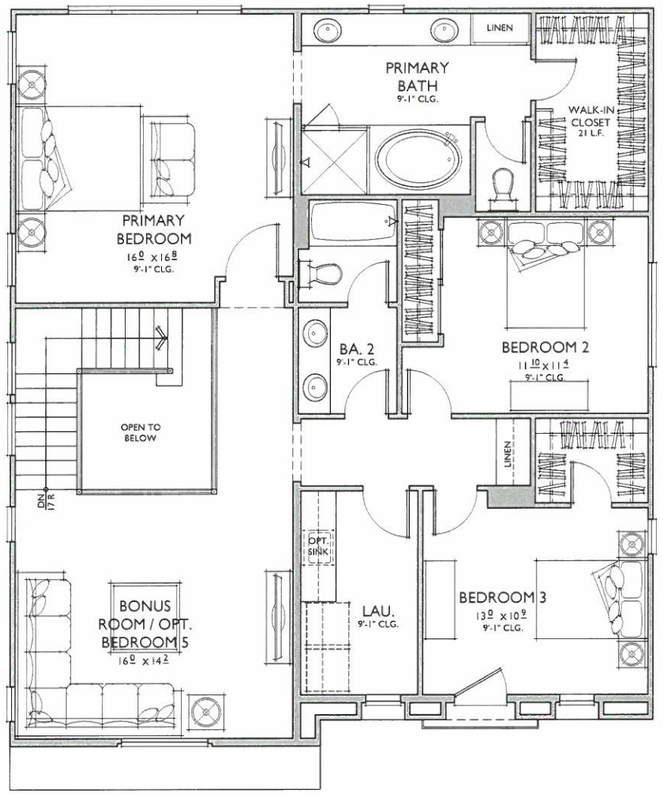

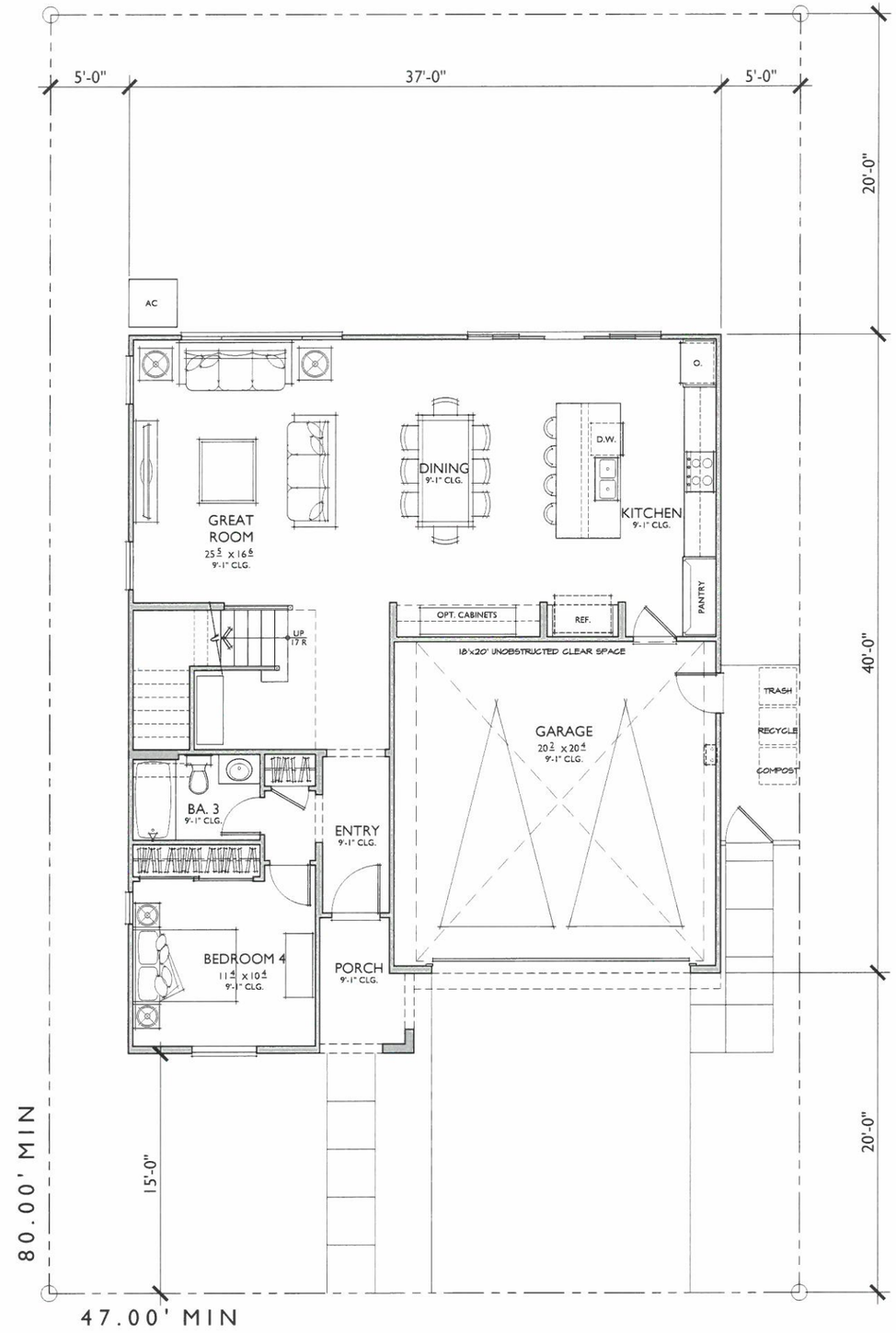

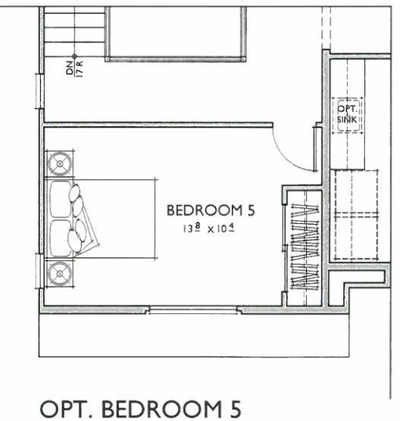

OPT. BEDROOM 5

IN LIEU OF BONUS

PLAN 1A

2,499 SQ. FT.

4 BEDROOMS / BONUS ROOM / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,098 SQ. FT.
2ND FLOOR	1,401 SQ. FT.
TOTAL LIVING	**2,499 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
PORCH	45 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1
Floor Plan

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

Corona . California

972.22325

11.22.22

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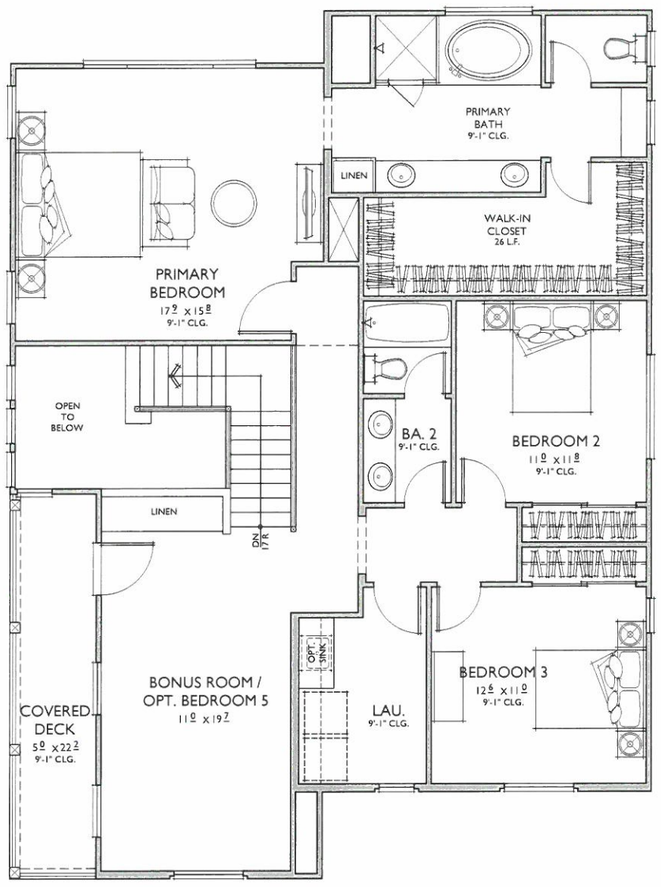

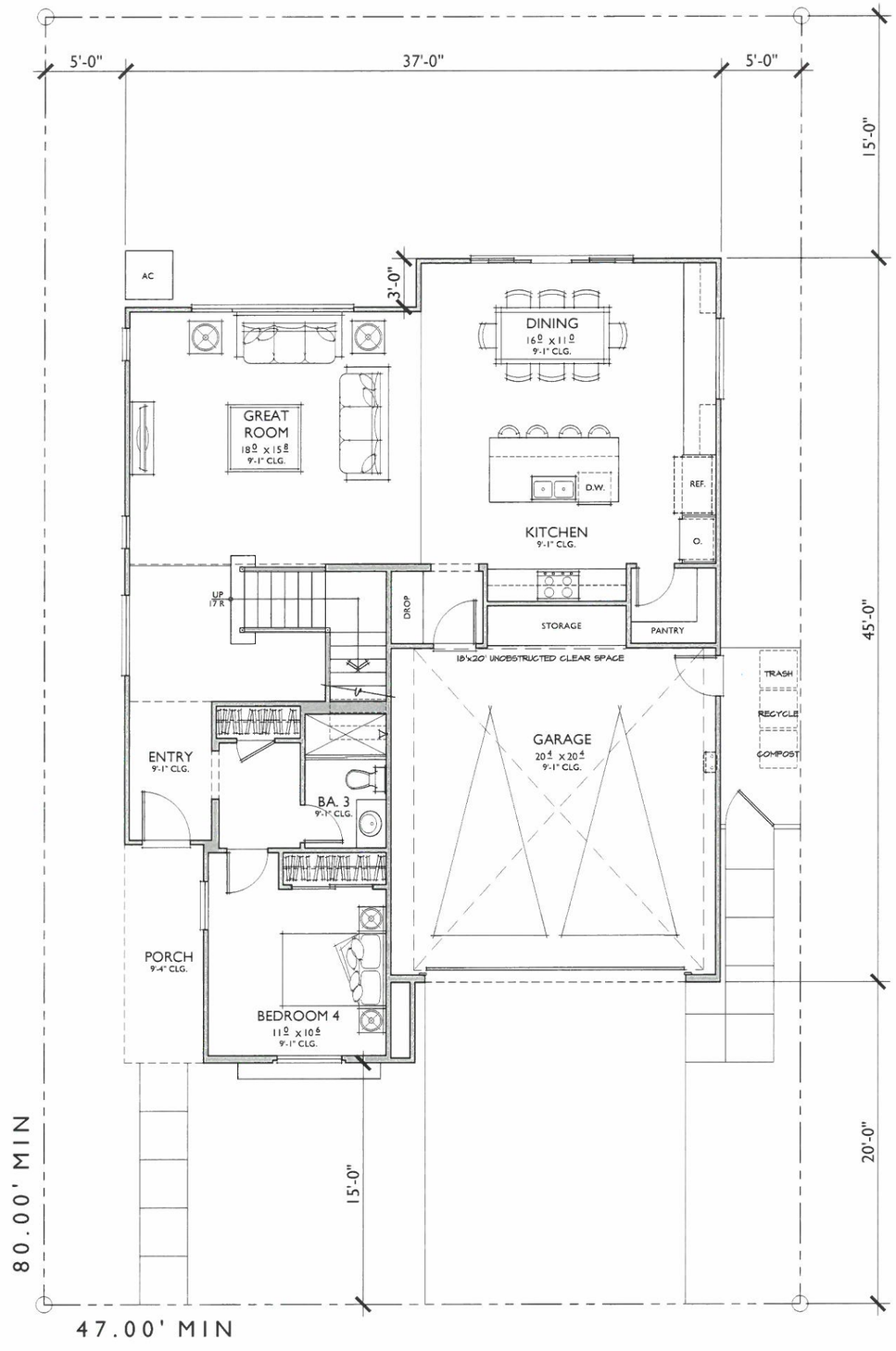

PLAN 2A
2,618 SQ. FT.

4 BEDROOMS / 3 BATHS / BONUS RM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,178 SQ. FT.
2ND FLOOR	1,440 SQ. FT.
TOTAL LIVING	**2,618 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2
Floor Plan

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

Corona . California

972.22325

11.22.22

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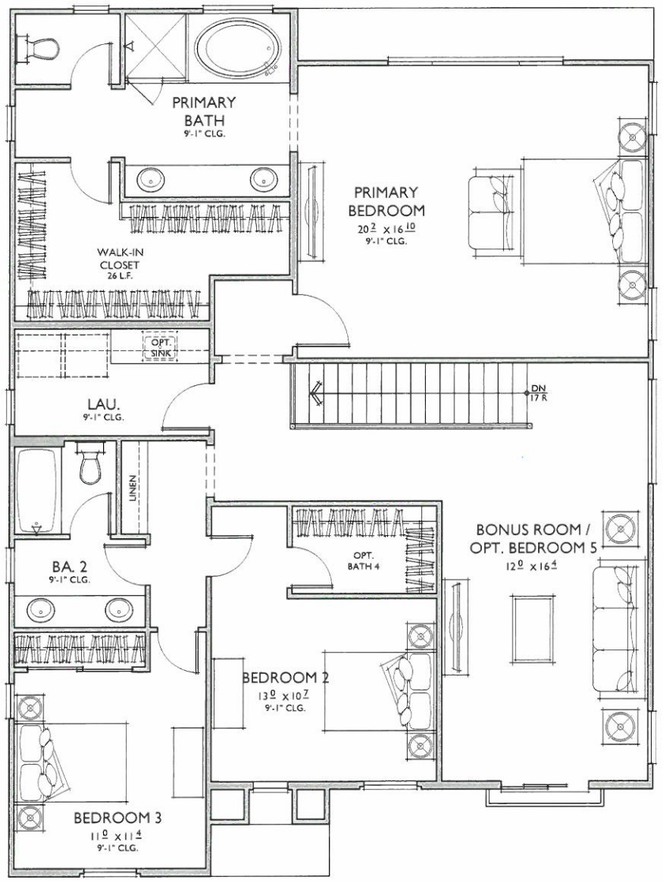
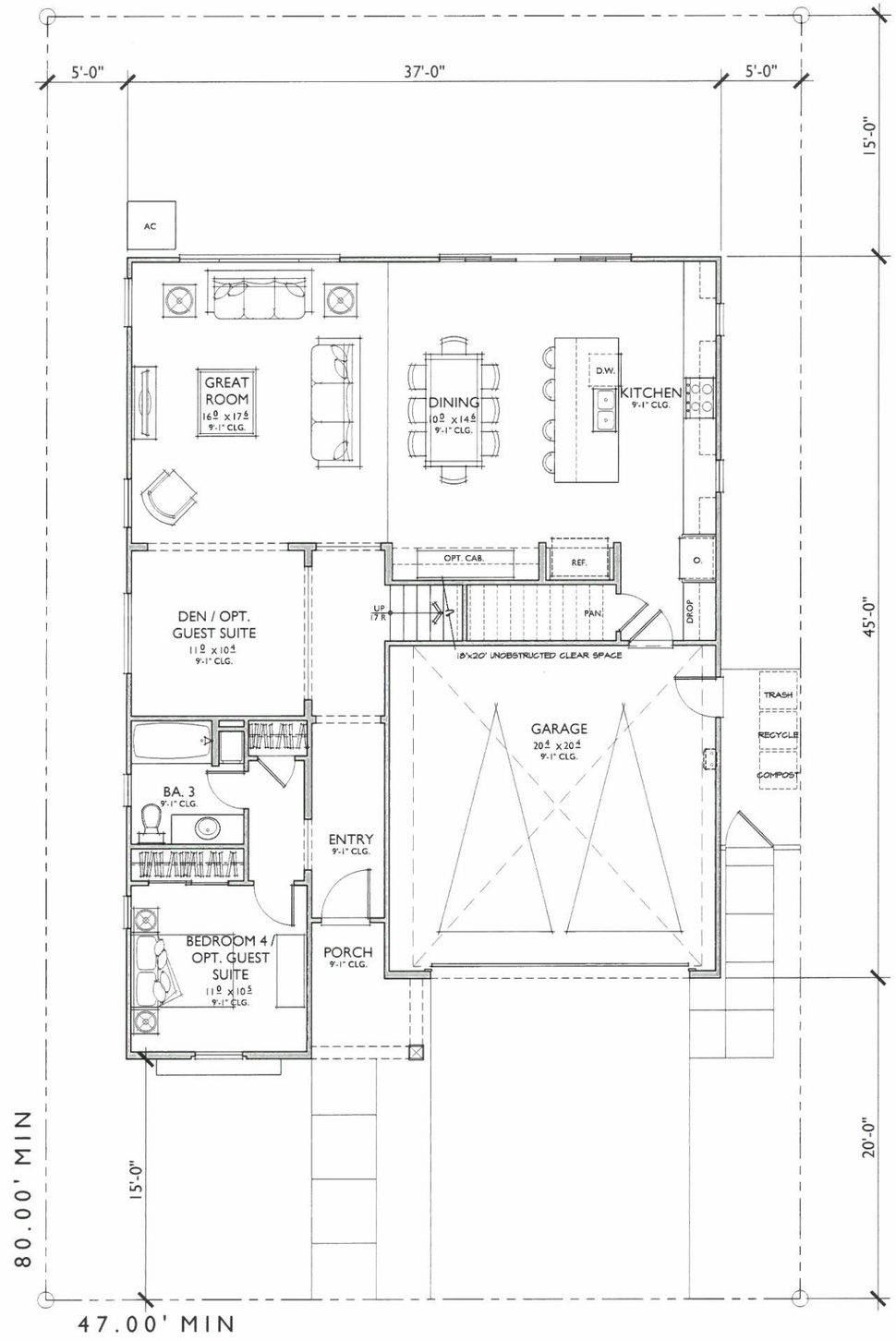
MANAGEMENT LLC





PLAN 3A
2,892 SQ. FT.

4 BEDROOMS / BONUS ROOM / DEN / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,277 SQ. FT.
2ND FLOOR	1,615 SQ. FT.
TOTAL LIVING	**2,892 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
PORCH	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3
Floor Plan

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

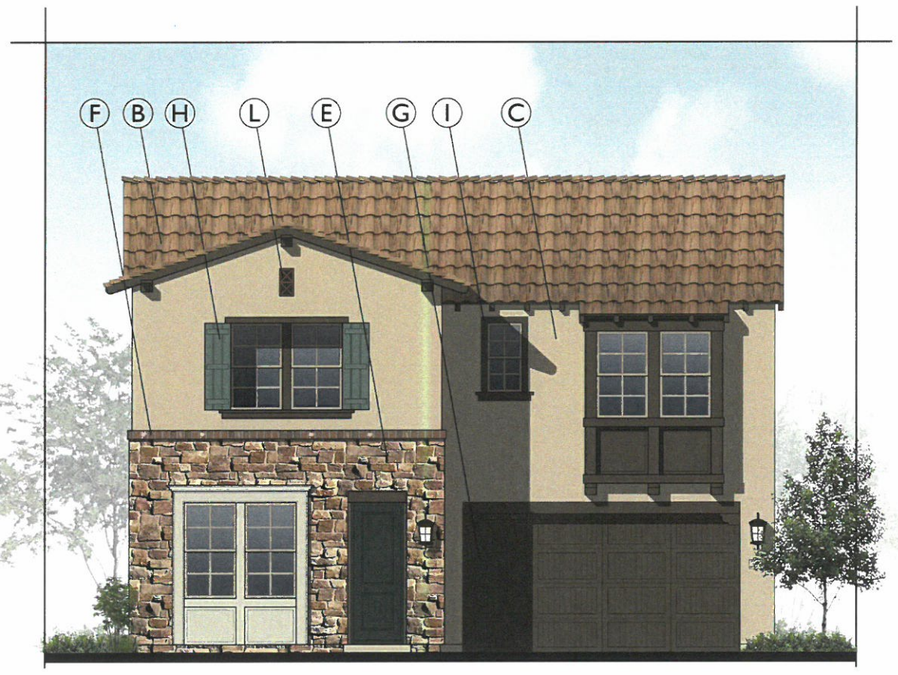
Corona . California

11.22.22

972.22325

Pacific Ventures
MANAGEMENT LLC

SPANISH MONTEREY



TUSCANY

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

TRANSITIONAL FARMHOUSE

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PLAN 1
Front Elevations

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

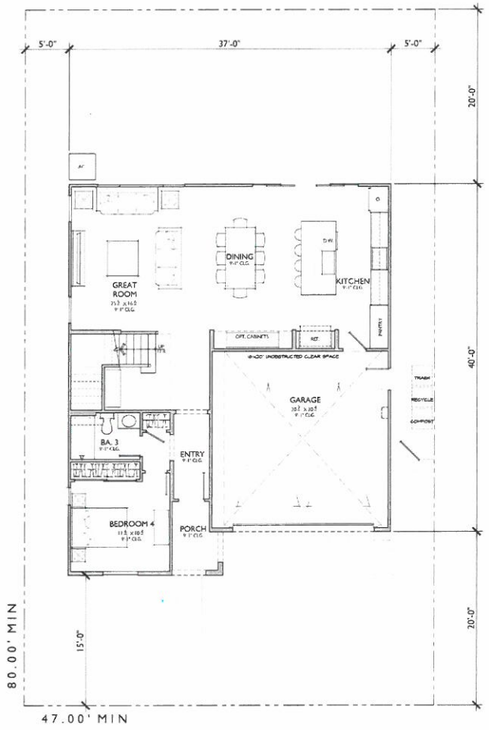
Corona . California

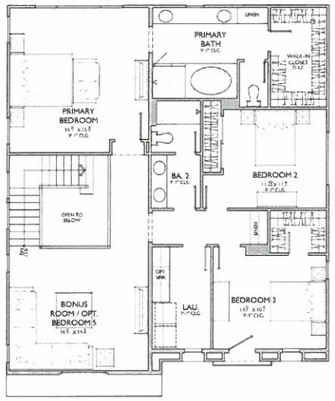
SCALE: 1/4" = 1'-0"

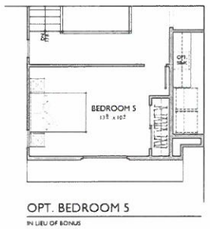
972.22325

11.22.22

Pacific Ventures
MANAGEMENT LLC



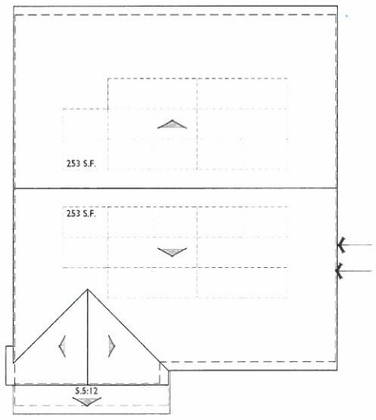




OPT. BEDROOM 5
IN LIEU OF BONUS

FRONT SPANISH MONTEREY

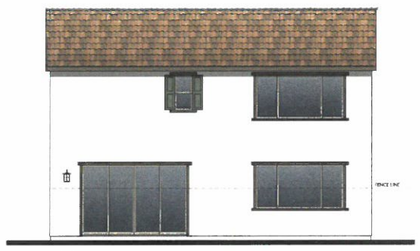
SCALE: 1/4" = 1'-0"



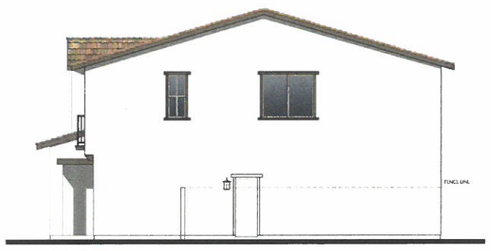
MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

LEFT



REAR



RIGHT

SCALE: 1/8" = 1'-0"

ROOF PLAN A

PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

PLAN 1A
2,499 SQ. FT.

4 BEDROOMS / BONUS ROOM / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,098 SQ. FT.
2ND FLOOR	1,401 SQ. FT.
TOTAL LIVING	**2,499 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
PORCH	45 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1A
Spanish Monterey Elevation

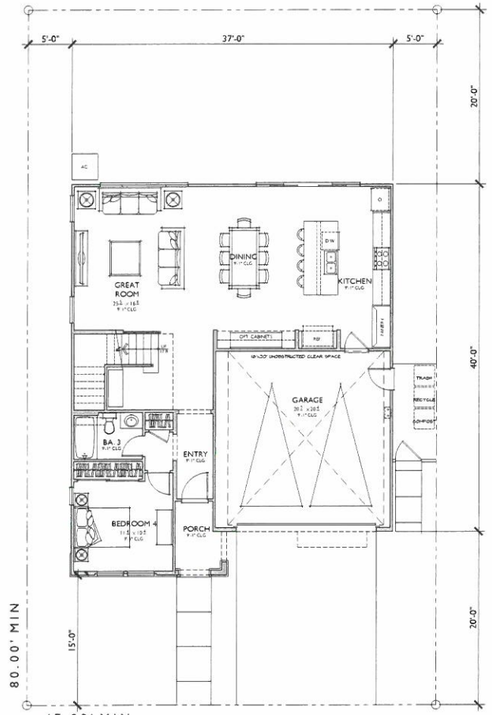
BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

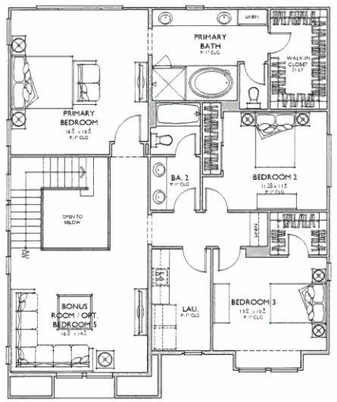
Corona . California

972.22325

11.22.22

Pacific Ventures MANAGEMENT LLC

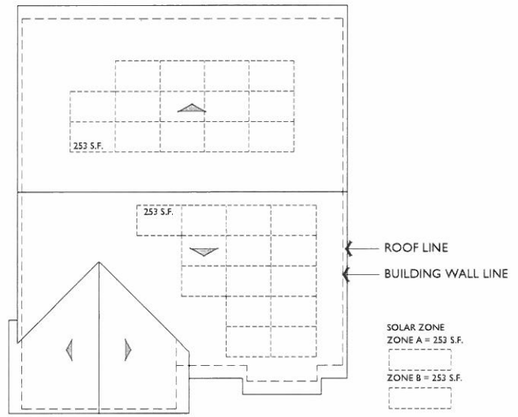




FRONT TUSCANY

0 2 4 8

SCALE: 1/4" = 1'-0"

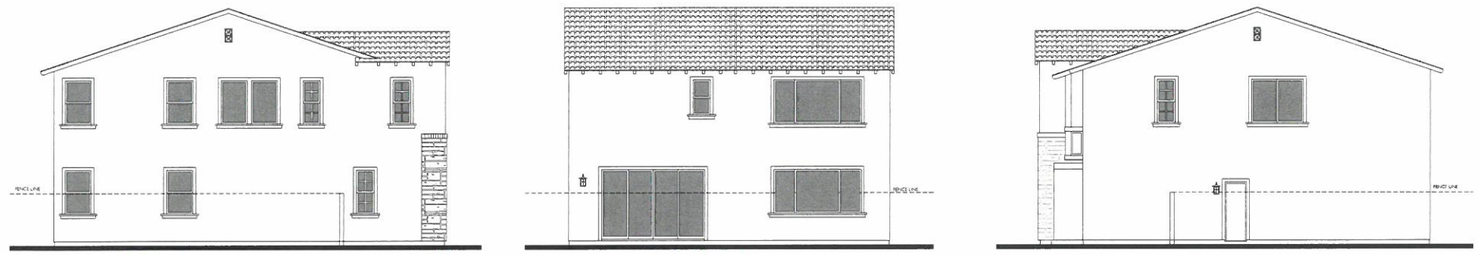


MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

ROOF PLAN B

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE



0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 1B

2,513 SQ. FT.

4 BEDROOMS / BONUS ROOM / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,098 SQ. FT.
2ND FLOOR	1,415 SQ. FT.
TOTAL LIVING	**2,513 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
PORCH	45 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1B

Tuscany Elevation

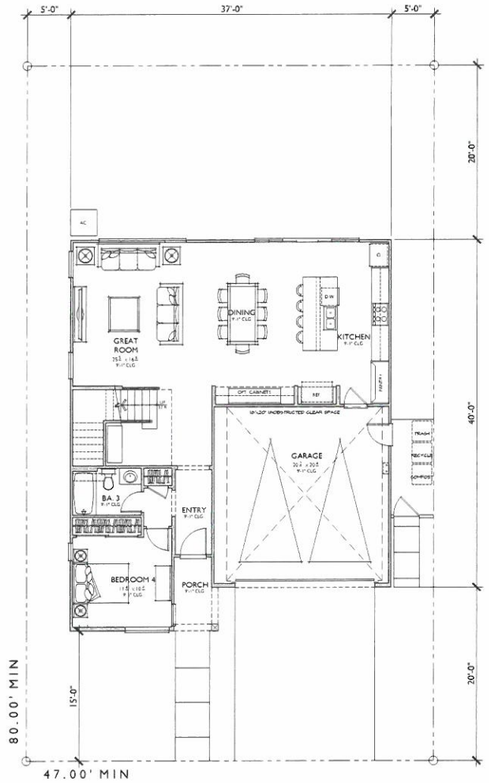
BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

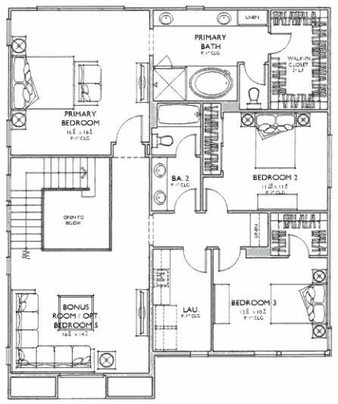
Corona . California

972.22325

11.22.22

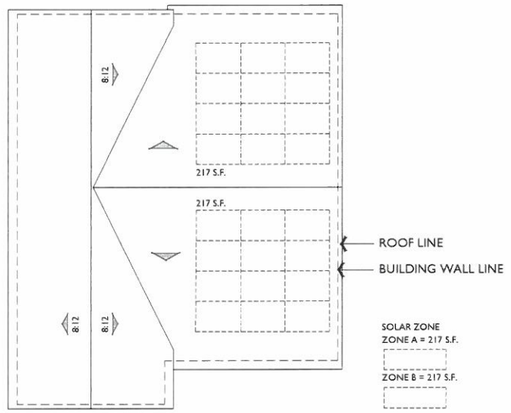
Pacific Ventures MANAGEMENT LLC





FRONT TRANSITIONAL FARMHOUSE

SCALE: 1/4" = 1'-0"

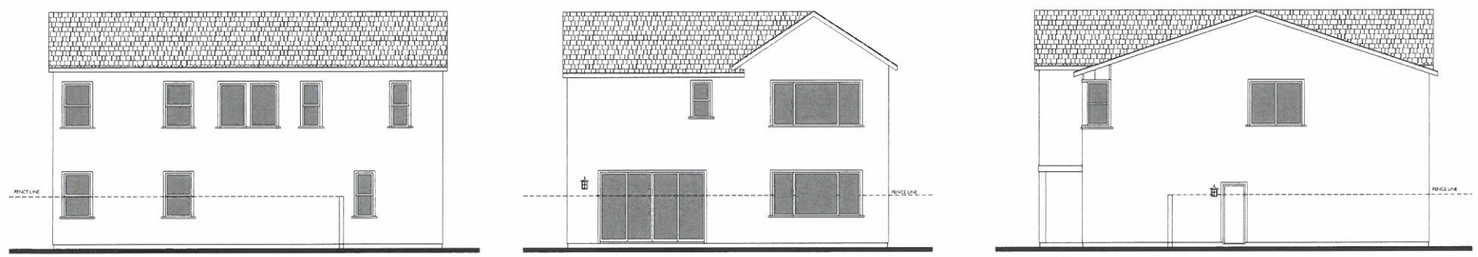


MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

ROOF PLAN C

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



SCALE: 1/8" = 1'-0"

PLAN 1C
2,499 SQ. FT.

4 BEDROOMS / BONUS ROOM / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,098 SQ. FT.
2ND FLOOR	1,401 SQ. FT.
TOTAL LIVING	**2,499 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
PORCH	41 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 1C
Transitional Farmhouse Elevation

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

Corona . California

972.22325

11.22.22

Pacific Ventures
MANAGEMENT LLC

SPANISH MONTEREY

TUSCANY

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

TRANSITIONAL FARMHOUSE

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PLAN 2
Front Elevations

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

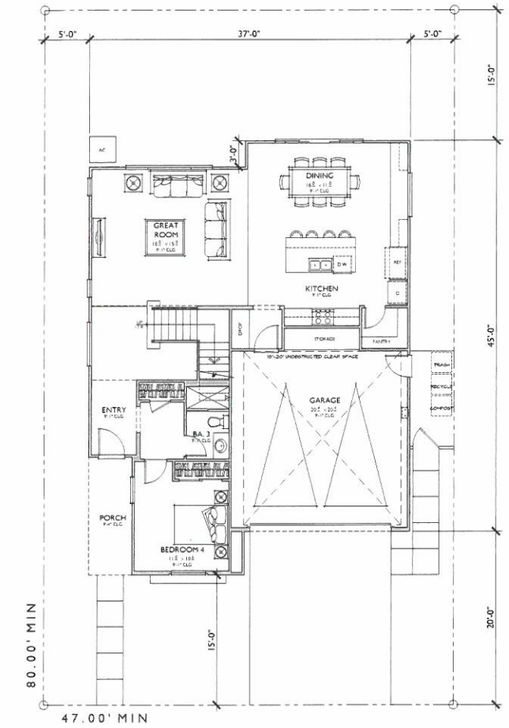
Corona . California

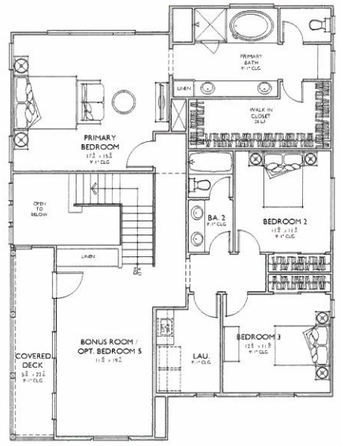
SCALE: 1/4" = 1'-0"

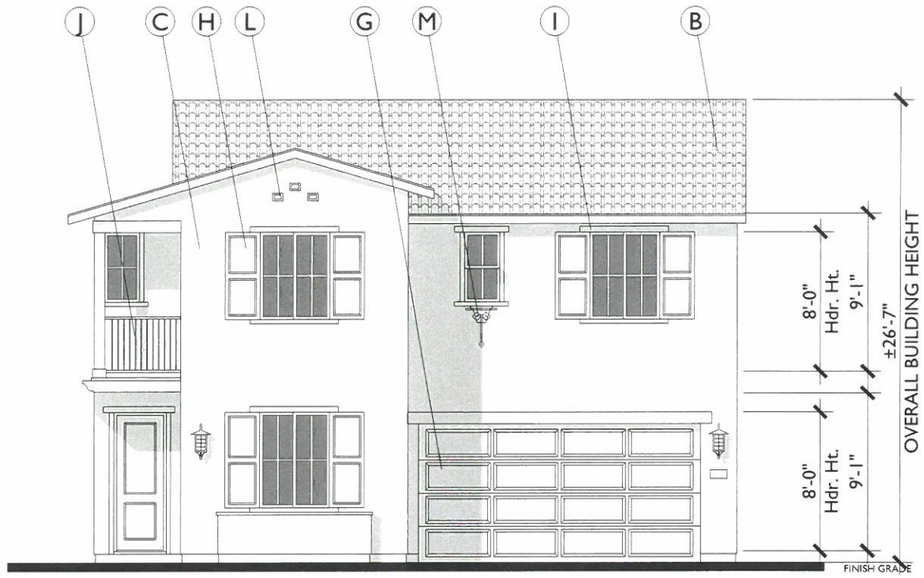
972.22325

11.22.22

Pacific Ventures
MANAGEMENT LLC



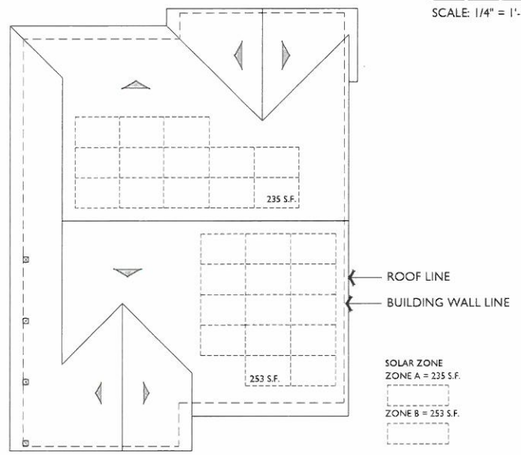




FRONT

SPANISH MONTEREY

SCALE: 1/4" = 1'-0"

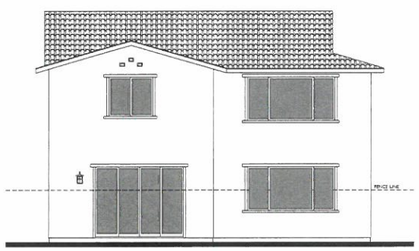


SOLAR ZONE
ZONE A = 235 S.F.
ZONE B = 253 S.F.

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

LEFT



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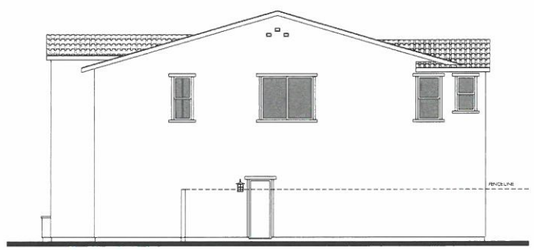

RIGHT

SCALE: 1/8" = 1'-0"

ROOF PLAN A

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE

PLAN 2A

2,618 SQ. FT.

4 BEDROOMS / 3 BATHS / BONUS RM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,178 SQ. FT.
2ND FLOOR	1,440 SQ. FT.
TOTAL LIVING	**2,618 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	67 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2A

Spanish Monterey Elevation

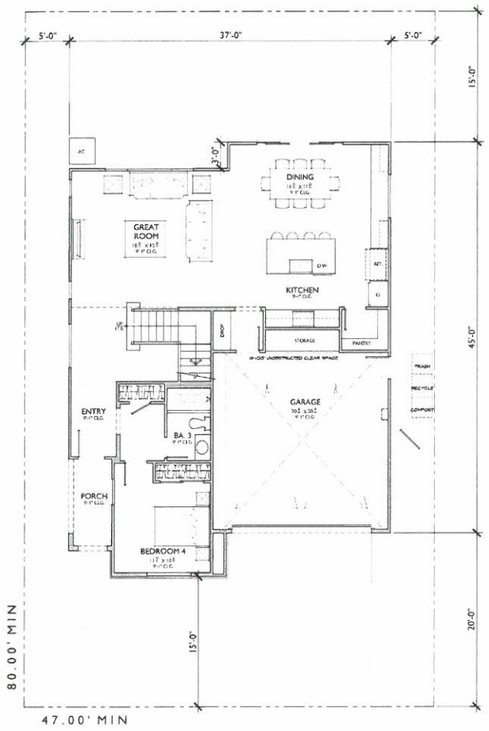
BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

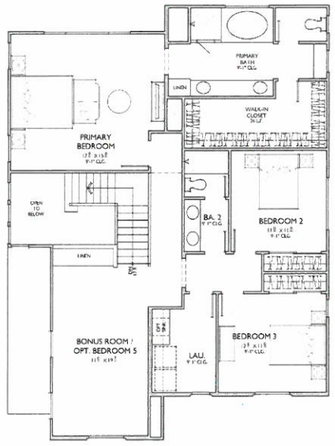
Corona . California

972.22325

11.22.22

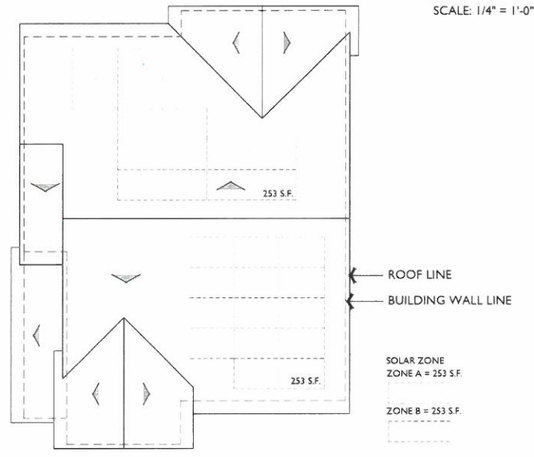
Pacific Ventures MANAGEMENT LLC





FRONT TUSCANY

SCALE: 1/4" = 1'-0"



MATERIAL LEGEND

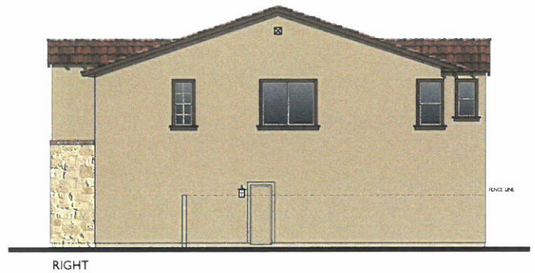
A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

ROOF PLAN B

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

LEFT

REAR



RIGHT

SCALE: 1/8" = 1'-0"

PLAN 2B
2,618 SQ. FT.

4 BEDROOMS / 3 BATHS / BONUS RM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,178 SQ. FT.
2ND FLOOR	1,440 SQ. FT.
TOTAL LIVING	**2,618 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	52 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 2B
Tuscany Elevation

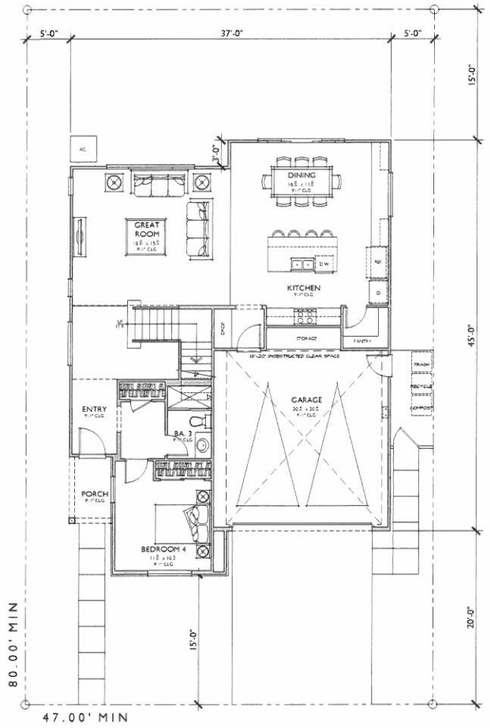
BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

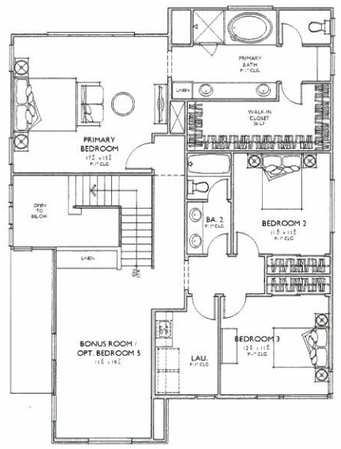
Corona . California

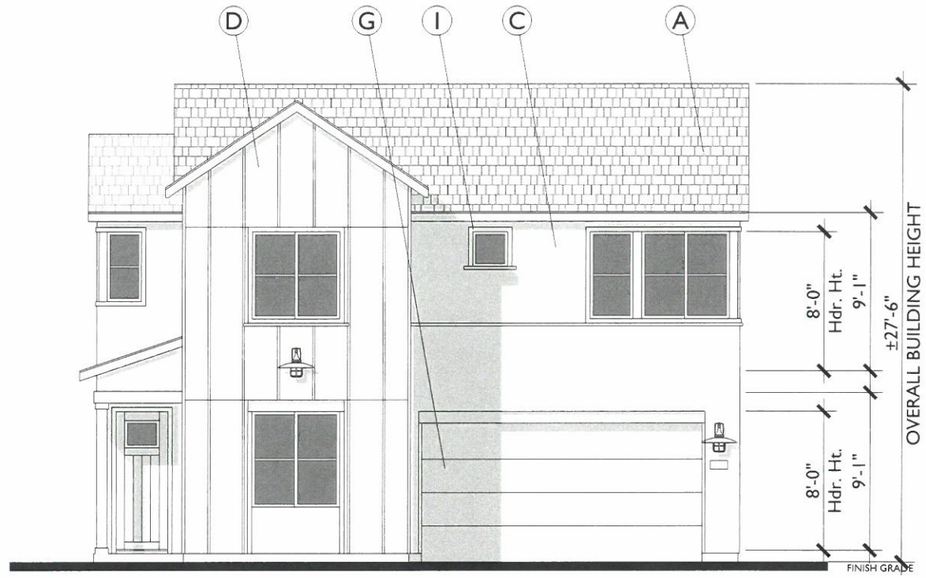
972.22325

11.22.22

Pacific Ventures
MANAGEMENT LLC

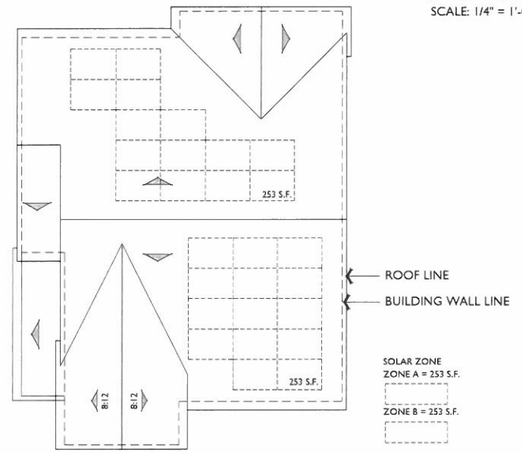






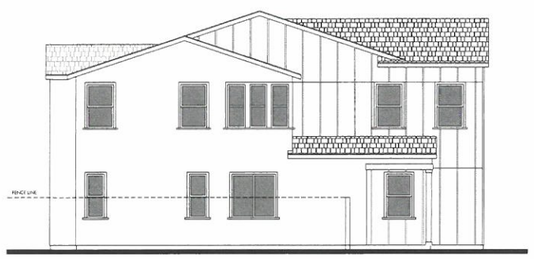
FRONT TRANSITIONAL FARMHOUSE

SCALE: 1/4" = 1'-0"



MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF



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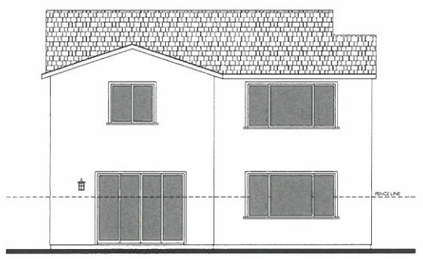
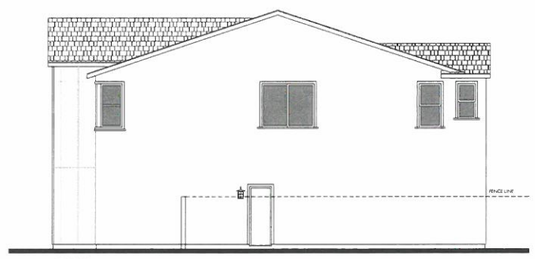


REAR



RIGHT

SCALE: 1/8" = 1'-0"

ROOF PLAN C

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

PLAN 2C

2,618 SQ. FT.

4 BEDROOMS / 3 BATHS / BONUS RM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,178 SQ. FT.
2ND FLOOR	1,440 SQ. FT.
TOTAL LIVING	**2,618 SQ. FT.**
2 - CAR GARAGE	448 SQ. FT.
PORCH	38 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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fax +1 949 553 0548

PLAN 2C

Transitional Farmhouse Elevation

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

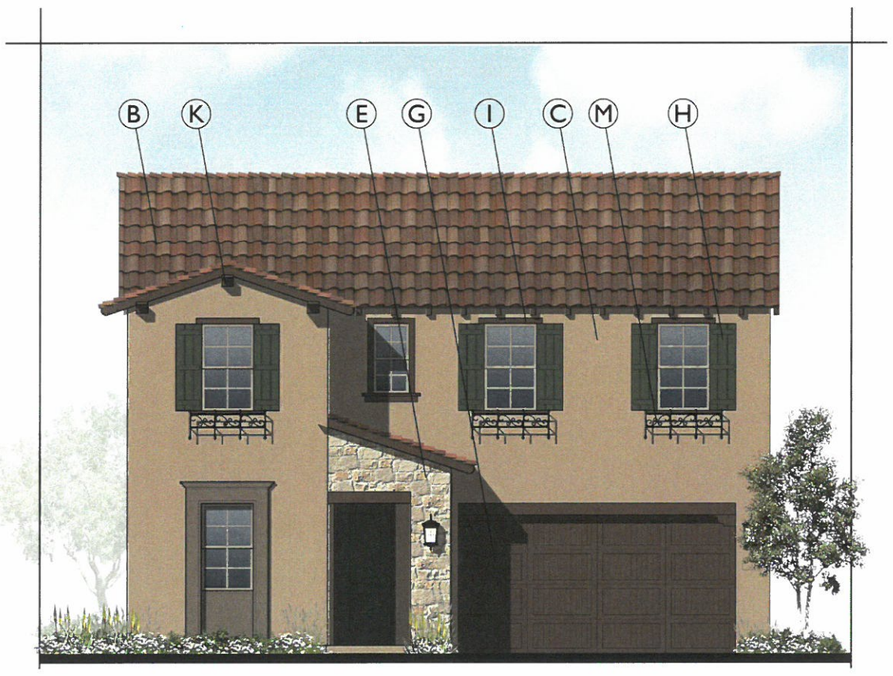
Corona . California

972.22325

11.22.22

Pacific Ventures MANAGEMENT LLC

SPANISH MONTEREY



TUSCANY

TRANSITIONAL FARMHOUSE

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

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PLAN 3
Front Elevations

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

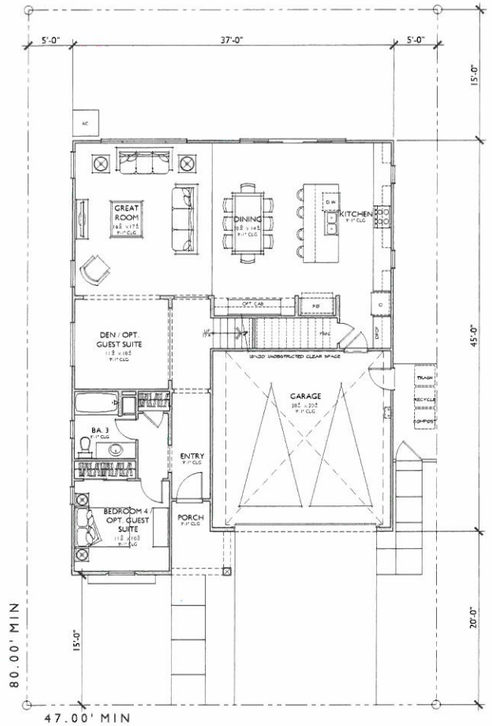
Corona . California

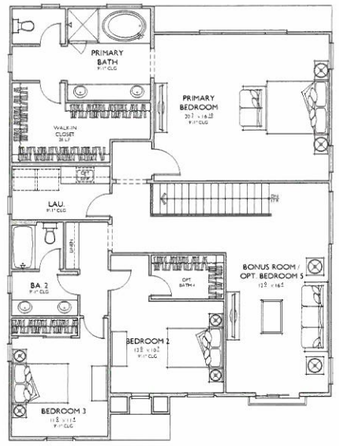
SCALE: 1/4" = 1'-0"

972.22325

11.22.22

Pacific Ventures
MANAGEMENT LLC



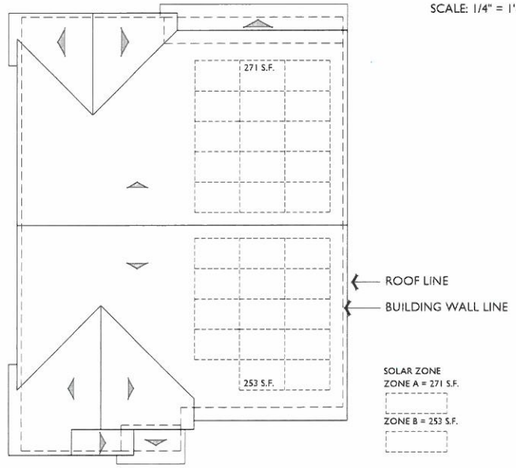


FRONT

SPANISH MONTEREY

0 2 4 8

SCALE: 1/4" = 1'-0"

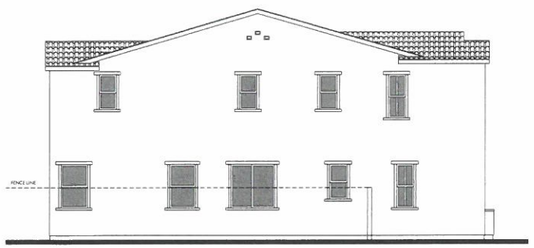


MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

ROOF PLAN A

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE 'S' TILE



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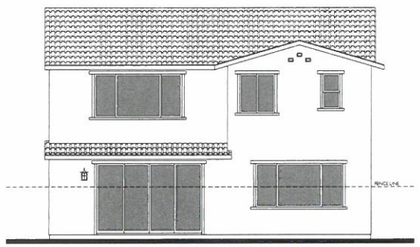

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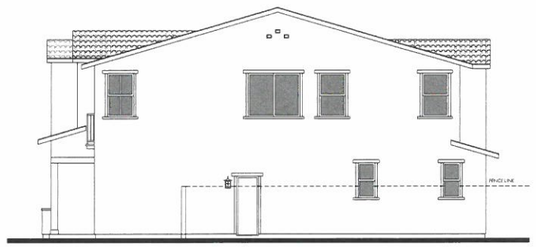

RIGHT

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 3A

2,892 SQ. FT.

4 BEDROOMS / BONUS ROOM / DEN / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,277 SQ. FT.
2ND FLOOR	1,615 SQ. FT.
TOTAL LIVING	**2,892 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
PORCH	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3A

Spanish Monterey Elevation

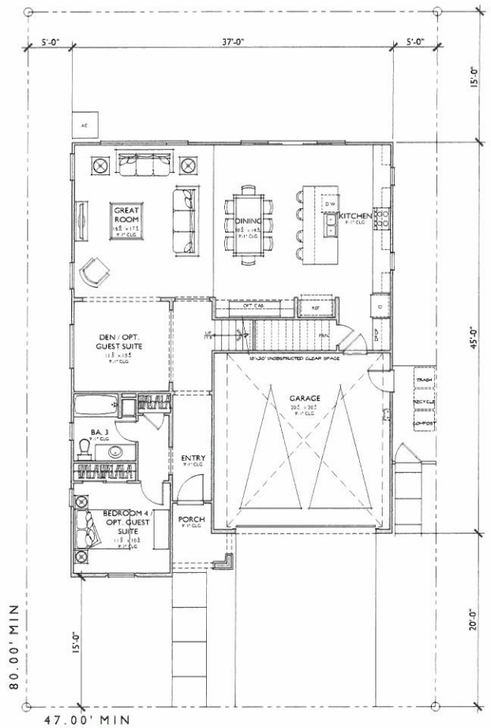
BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

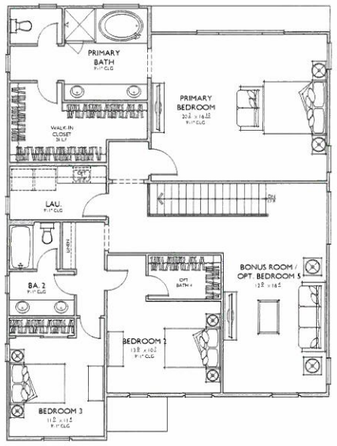
Corona . California

972.22325

11.22.22

Pacific Ventures MANAGEMENT LLC

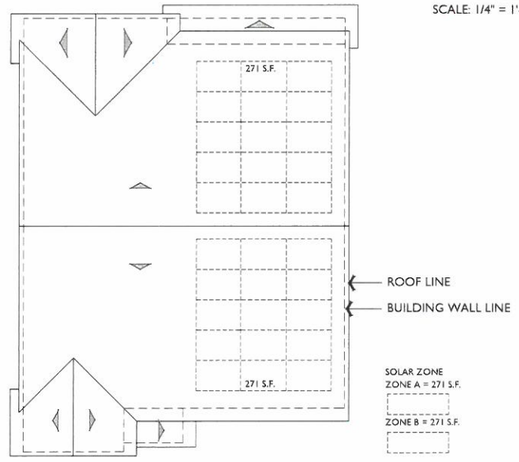




FRONT TUSCANY

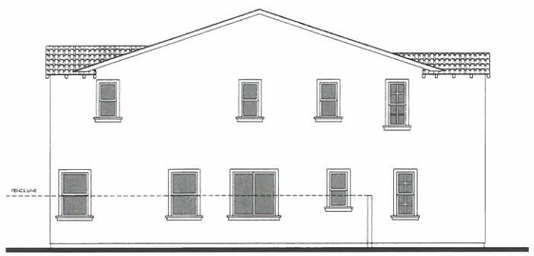
0 2 4 8

SCALE: 1/4" = 1'-0"



MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF



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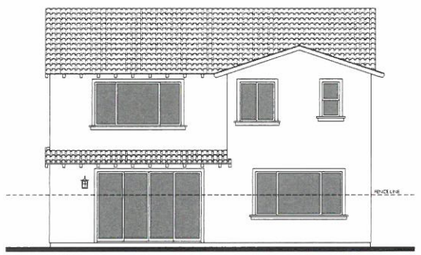
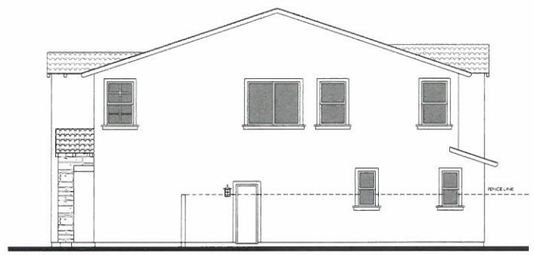


REAR



RIGHT

0 4 8 16

SCALE: 1/8" = 1'-0"

ROOF PLAN B

PITCH: 4:12
RAKE: 6"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE

PLAN 3B

2,892 SQ. FT.

4 BEDROOMS / BONUS ROOM / DEN / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,277 SQ. FT.
2ND FLOOR	1,615 SQ. FT.
TOTAL LIVING	**2,892 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
PORCH	44 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3B
Tuscany Elevation

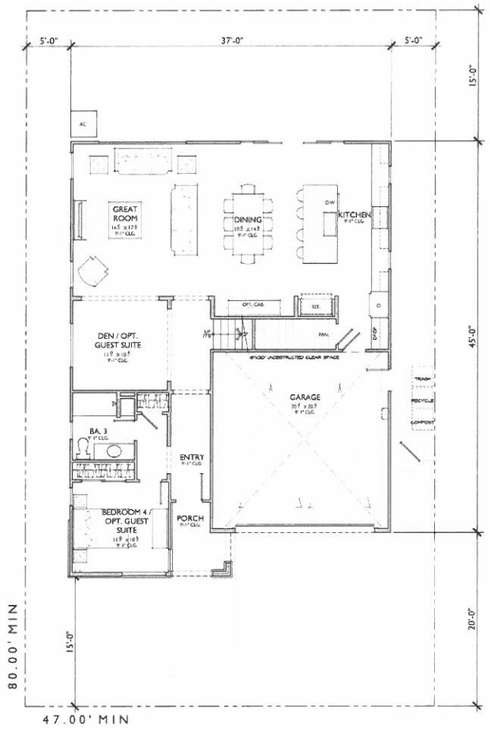
BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

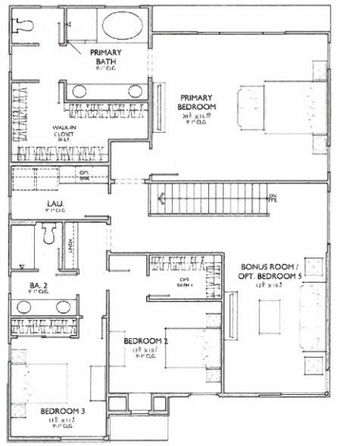
Corona . California

972.22325

11.22.22

Pacific Ventures MANAGEMENT LLC

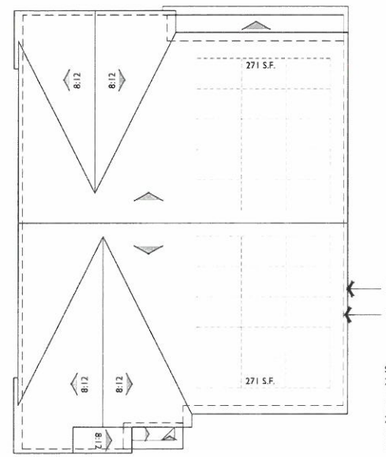




FRONT

TRANSITIONAL FARMHOUSE

SCALE: 1/4" = 1'-0"



SOLAR ZONE
ZONE A = 253 S.F.
ZONE B = 253 S.F.

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. BOARD AND BATTEN
E. STONE VENEER
F. BRICK VENEER
G. ROLL UP GARAGE DOOR
H. DECORATIVE SHUTTER
I. STUCCO OVER FOAM TRIM
J. WROUGHT IRON RAILING
K. CORBEL
L. DECORATIVE GABLE END DETAIL
M. POTSHELF

ROOF PLAN C

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

LEFT

REAR

RIGHT

SCALE: 1/8" = 1'-0"

PLAN 3C
2,892 SQ. FT.

4 BEDROOMS / BONUS ROOM / DEN / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1,277 SQ. FT.
2ND FLOOR	1,615 SQ. FT.
TOTAL LIVING	**2,892 SQ. FT.**
2 - CAR GARAGE	429 SQ. FT.
PORCH	51 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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PLAN 3C

Transitional Farmhouse Elevation

BEDFORD PHASES 3&4 - PA6 - 47' X 80' - SFD

Corona . California

972.22325

11.22.22

Pacific Ventures
MANAGEMENT LLC

TRANSITIONAL SPANISH
PLAN 1

SCHEME 1

CALIFORNIA BUNGALOW
PLAN 2

SCHEME 4

AMERICAN FARMHOUSE
PLAN 3

SCHEME 7

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STREET SCENE 1

22114.00 NOVEMBER 16, 2022

PACIFIC VENTURES - BEDFORD PA 5 - CORONA, CA

DAHLIN
ASSOCIATES
architects & planners

EXHIBIT 7

CALIFORNIA BUNGALOW
PLAN 1
SCHEME 5

AMERICAN FARMHOUSE
PLAN 2
SCHEME 8

TRANSITIONAL SPANISH
PLAN 3
SCHEME 2

Pacific Ventures
MANAGEMENT LLC

STREET SCENE 2

PACIFIC VENTURES - BEDFORD PA 5 - CORONA, CA

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DANIELIAN ASSOCIATES
architects + planners

AMERICAN FARMHOUSE
PLAN 1

SCHEME 9

TRANSITIONAL SPANISH
PLAN 2

SCHEME 3

CALIFORNIA BUNGALOW
PLAN 3

SCHEME 6

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STREET SCENE 3

PACIFIC VENTURES - BEDFORD PA 5 - CORONA, CA

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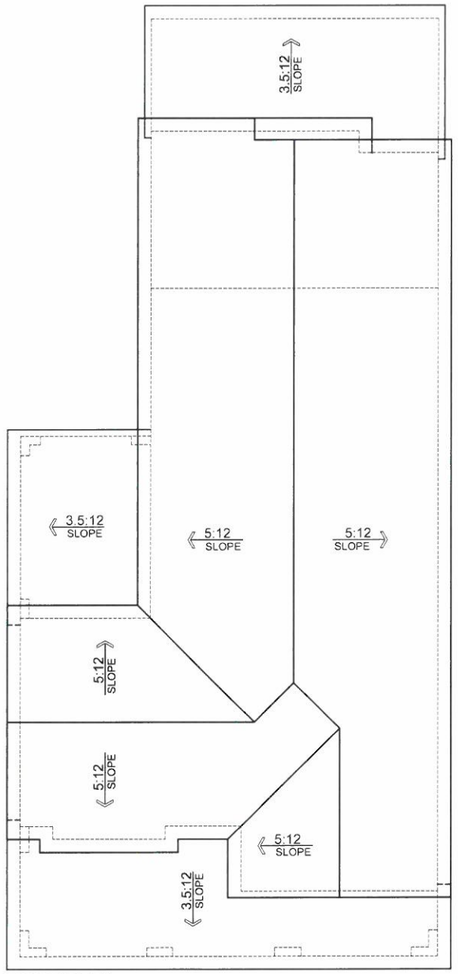
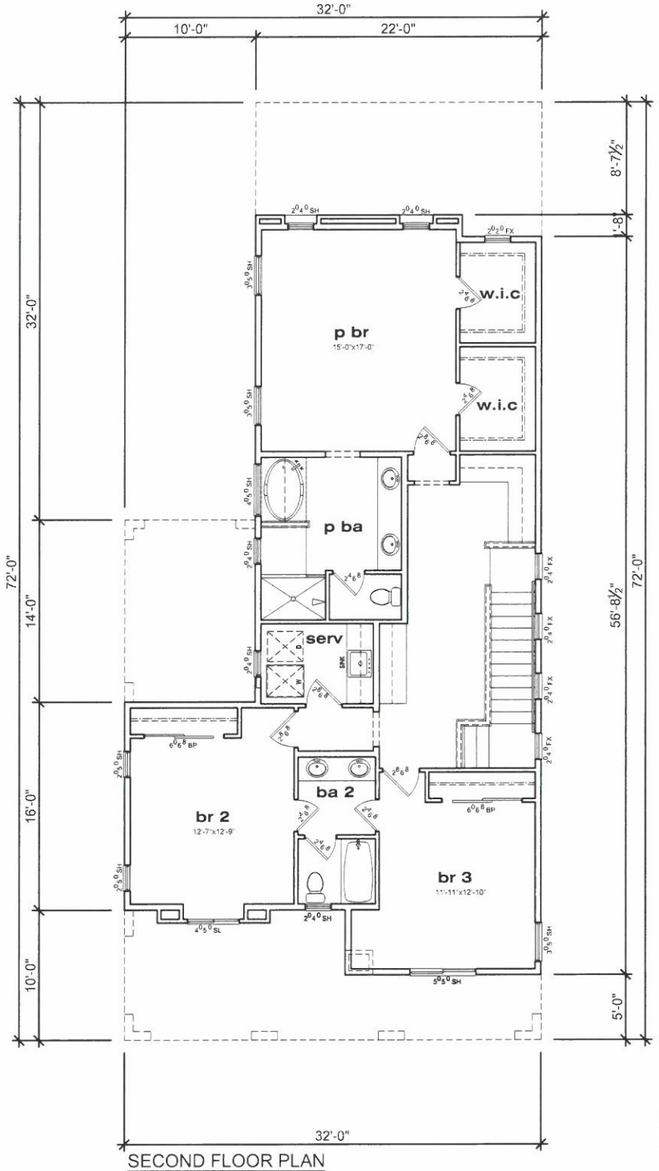


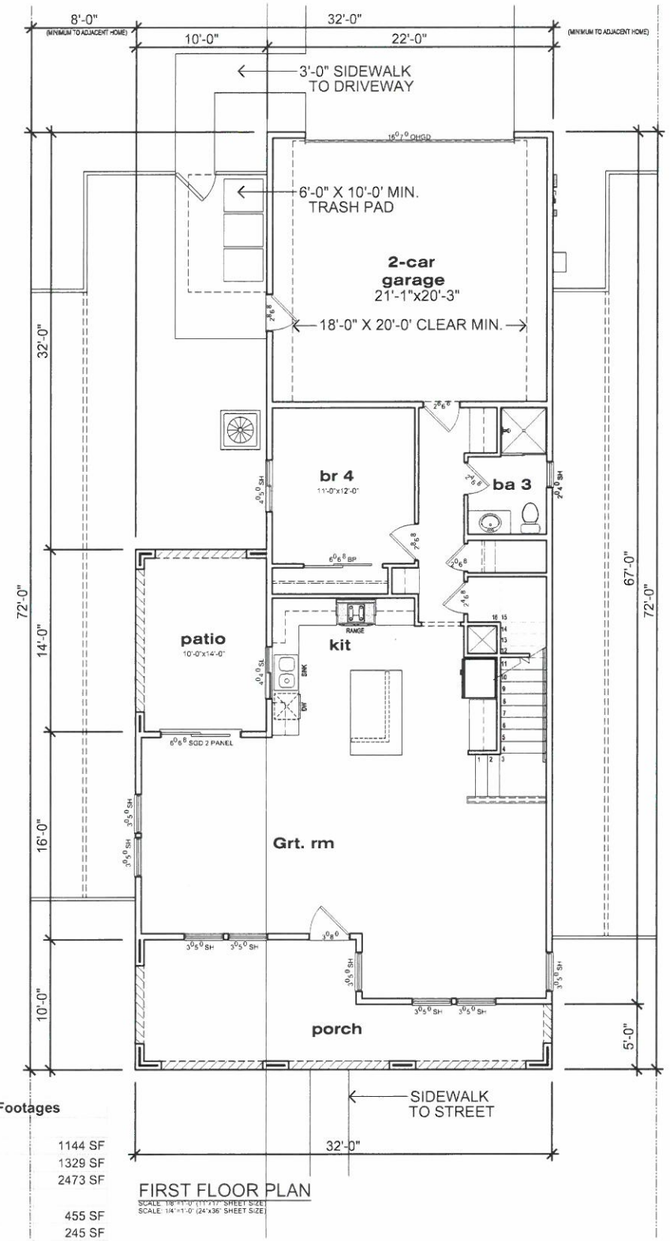
ROOF PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

Square Footages

Area	
First Floor	1144 SF
Second Floor	1329 SF
Total Living	2473 SF
2 Car Garage	455 SF
Front Porch	245 SF
Rear Patio	140 SF
Total Under Roof	3313 SF

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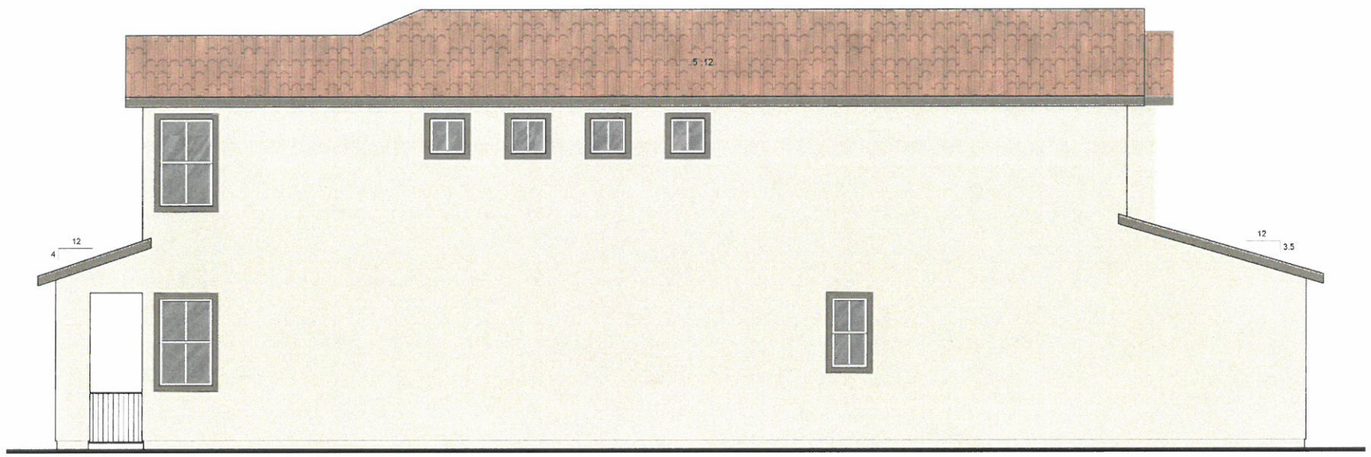
PLAN 1

PACIFIC VENTURES - BEDFORD PA 5 - CORONA, CA

22114.00 MARCH 21, 2023

DANIELIAN ASSOCIATES architects + planners



RIGHT ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - A - TRANSITIONAL SPANISH
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MATERIAL LEGEND

A.	CONCRETE FLAT TILE	K.	12X12 TAPERED COLUMN WITH 24X24 STONE BASE
B.	CONCRETE 'S' TILE		
C.	METAL ROOF		
D.	STUCCO FINISH	L.	WOOD FASCIA
E.	STUCCO FOAM TRIM	M.	OUTLOOKER
F.	BOARD & BATTEN	N.	WOOD RAILING
G.	CEMENTITIOUS TRIM	O.	IRON RAILING
H.	LAP SIDING	P.	BRACKET
I.	VINYL WINDOW	Q.	STUCCO RECESS
J.	10X10 COLUMN	R.	PANEL SHUTTERS

LEFT ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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PLAN 1 Scheme 2

PACIFIC VENTURES - BEDFORD PA 5 - CORONA, CA

22114.00 NOVEMBER 16, 2022

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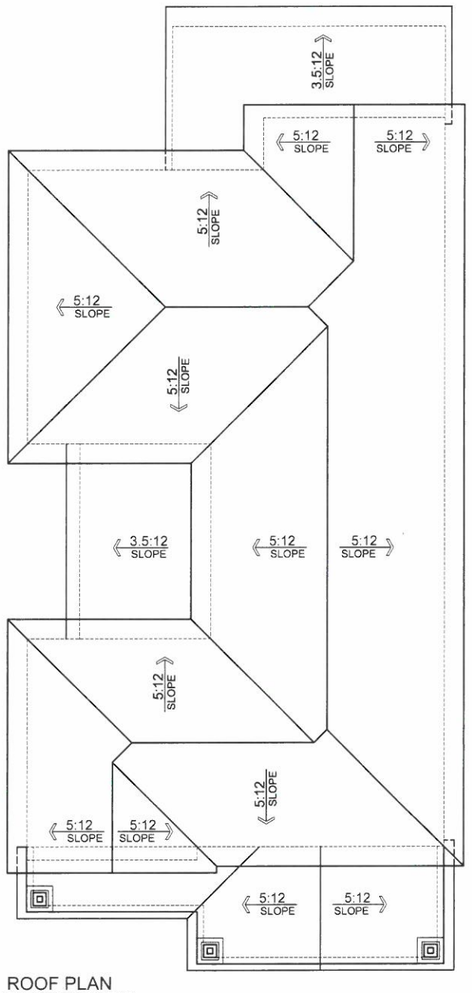
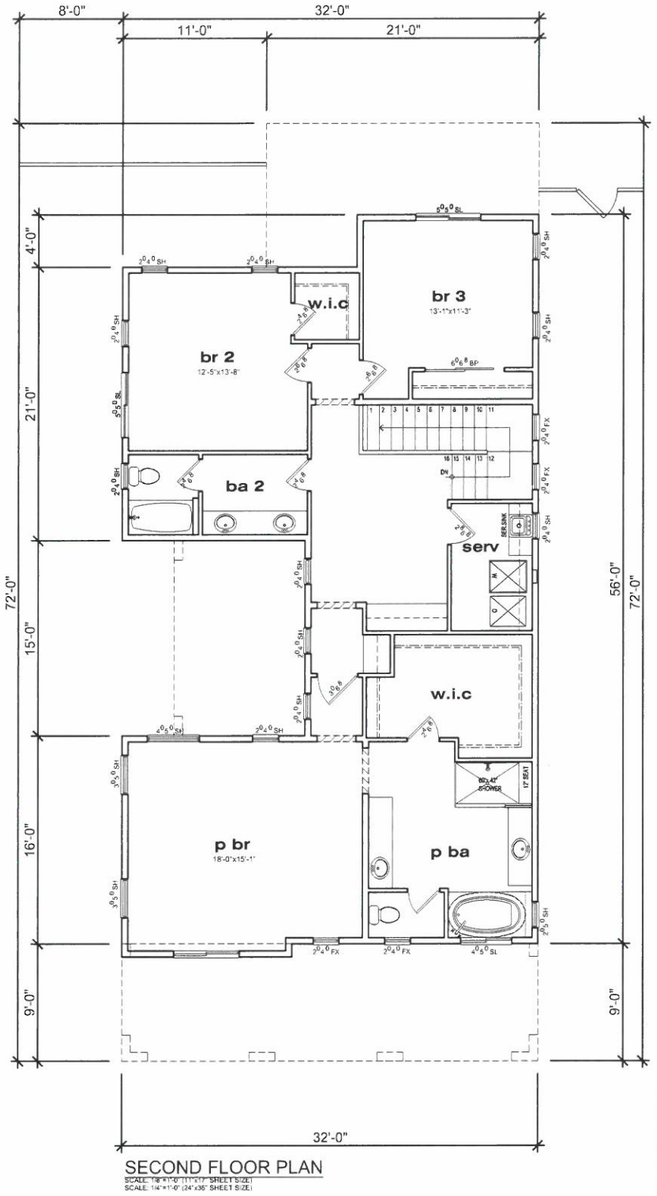
architects + planners



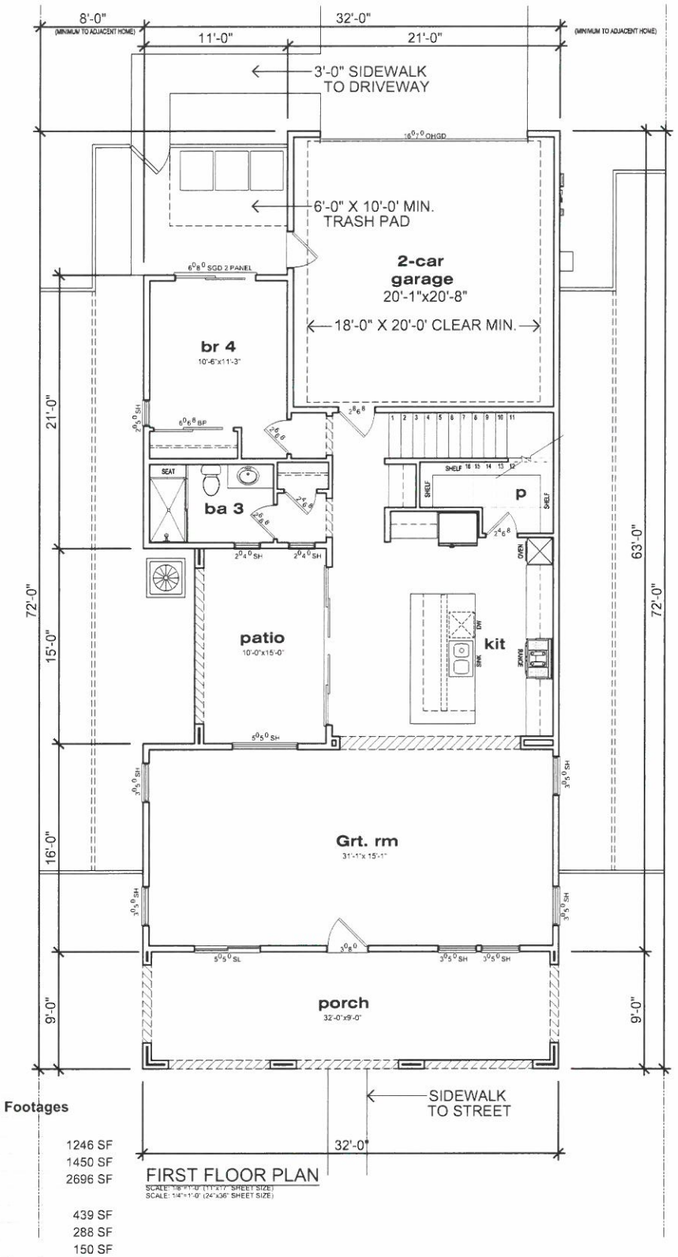
ROOF PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

Square Footages

Area	
First Floor	1246 SF
Second Floor	1450 SF
Total Living	2696 SF
2 Car Garage	439 SF
Front Porch	288 SF
Rear Patio	150 SF
Total Under Roof	3573 SF

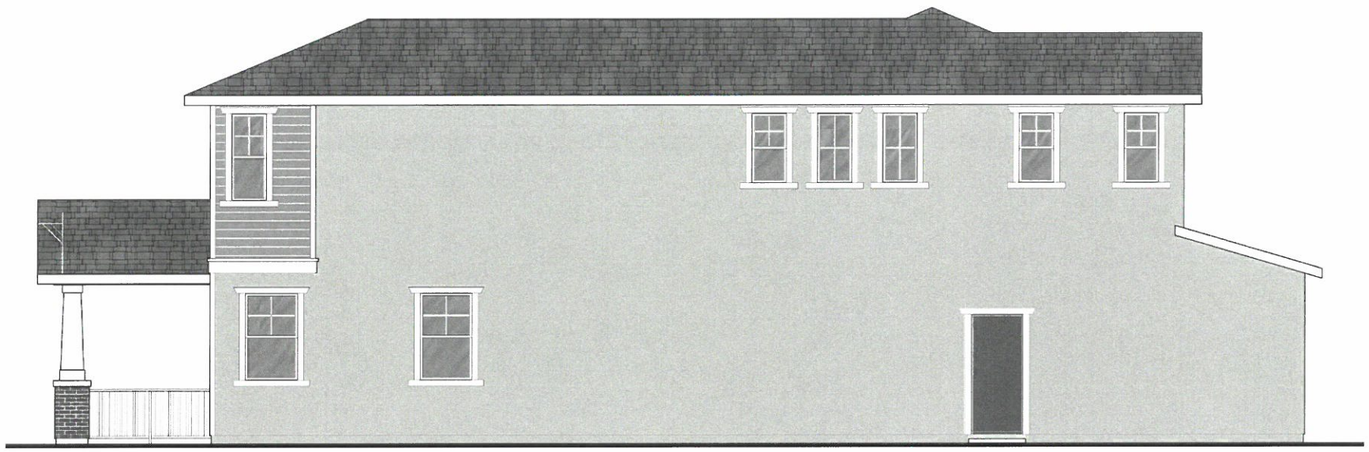
Pacific Ventures MANAGEMENT LLC

PLAN 2

PACIFIC VENTURES - BEDFORD PA 5 - CORONA, CA

22114.00 MARCH 21, 2023

DANIELIAN ASSOCIATES architects & planners



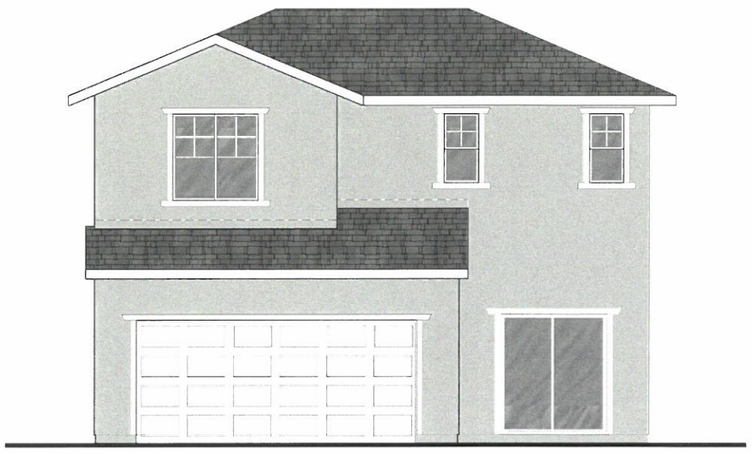
RIGHT ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

FRONT ELEVATION - B - CALIFORNIA BUNGALOW
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MATERIAL LEGEND

A.	CONCRETE FLAT TILE	K.	12X12 TAPERED COLUMN WITH 24X24 STONE BASE
B.	CONCRETE 'S' TILE	L.	WOOD FASCIA
C.	METAL ROOF	M.	OUTLOOKER
D.	STUCCO FINISH	N.	WOOD RAILING
E.	STUCCO FOAM TRIM	O.	IRON RAILING
F.	BOARD & BATTEN	P.	BRACKET
G.	CEMENTITIOUS TRIM	Q.	STUCCO RECESS
H.	LAP SIDING	R.	PANEL SHUTTERS
I.	VINYL WINDOW		
J.	10X10 COLUMN		

LEFT ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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MANAGEMENT LLC

PLAN 2 Scheme 5

PACIFIC VENTURES - BEDFORD PA 5 - CORONA, CA

22114.00 NOVEMBER 16, 2022

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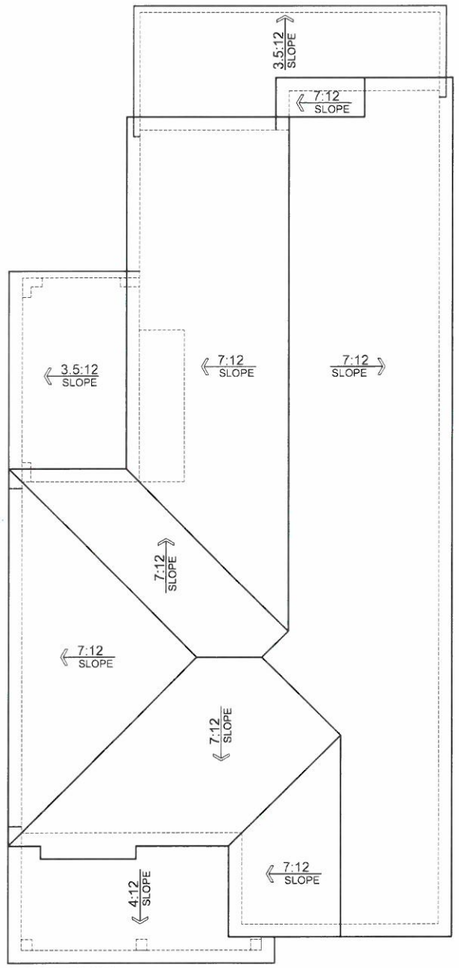
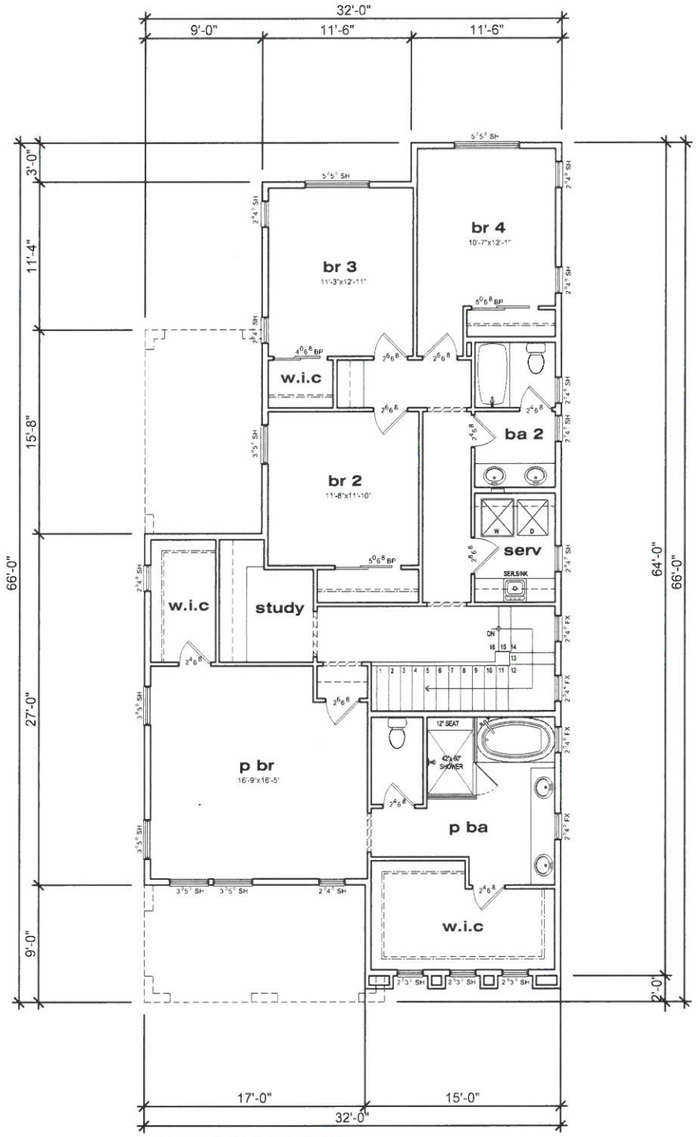
architects + planners



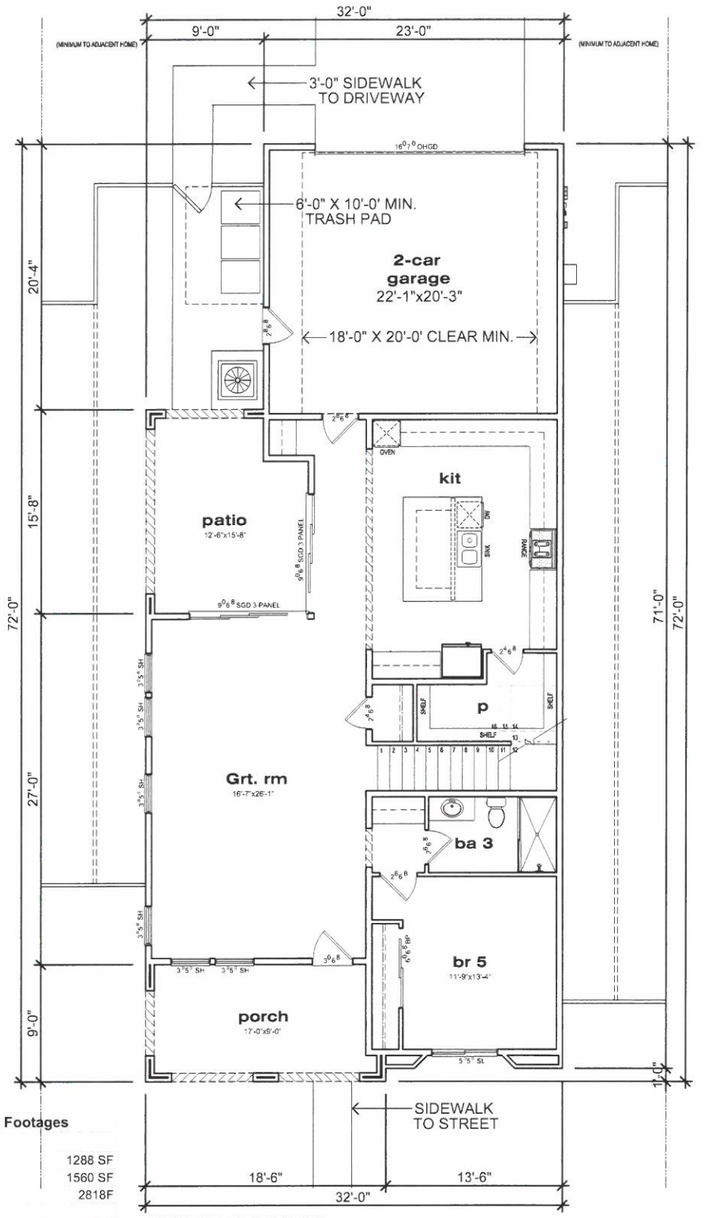
ROOF PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

Square Footages

Area	
First Floor	1288 SF
Second Floor	1560 SF
Total Living	2818F
2 Car Garage	475 SF
Front Porch	156 SF
Rear Patio	182 SF
Total Under Roof	3631 SF

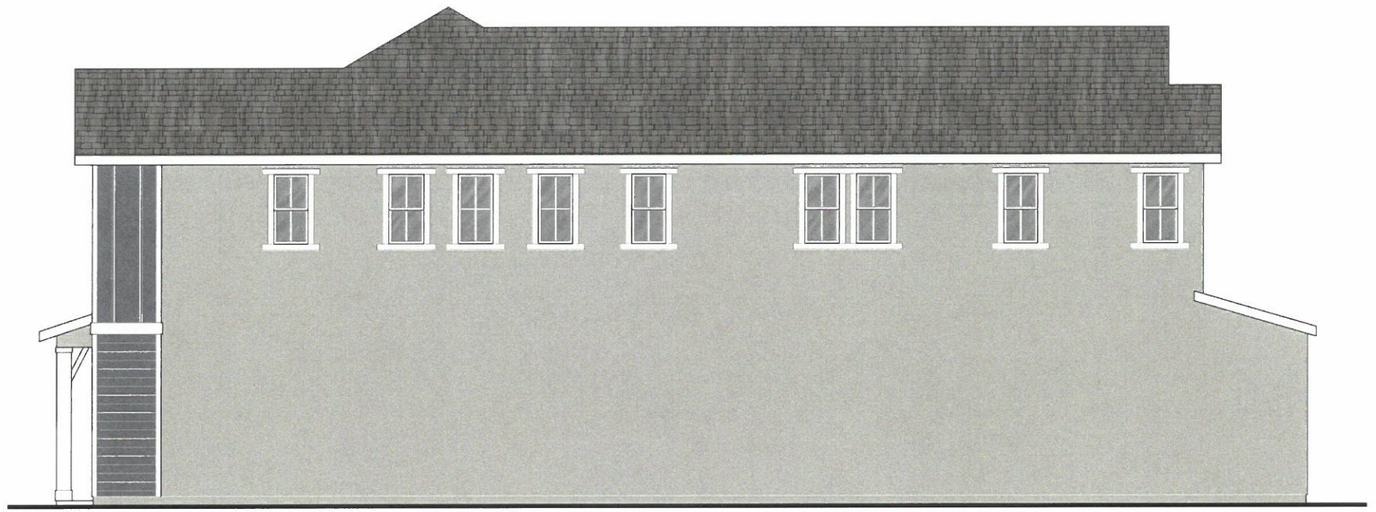
Pacific Ventures MANAGEMENT LLC

PLAN 3

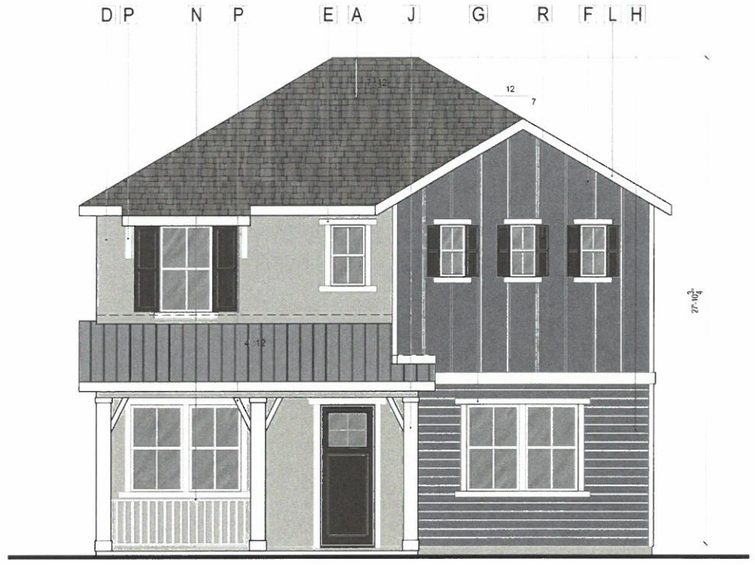
PACIFIC VENTURES - BEDFORD PA 5 - CORONA, CA

22114.00 MARCH 21, 2023

DANIELIAN ASSOCIATES architects + planners



RIGHT ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



FRONT ELEVATION - C - AMERICAN FARMHOUSE
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

MATERIAL LEGEND

A.	CONCRETE FLAT TILE	K.	12X12 TAPERED COLUMN WITH 24X24 STONE BASE
B.	CONCRETE 'S' TILE	L.	WOOD FASCIA
C.	METAL ROOF	M.	OUTLOOKER
D.	STUCCO FINISH	N.	WOOD RAILING
E.	STUCCO FOAM TRIM	O.	IRON RAILING
F.	BOARD & BATTEN	P.	BRACKET
G.	CEMENTITIOUS TRIM	Q.	STUCCO RECESS
H.	LAP SIDING	R.	PANEL SHUTTERS
I.	VINYL WINDOW		
J.	10X10 COLUMN		

LEFT ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REAR ELEVATION
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

Pacific Ventures
MANAGEMENT LLC

PLAN 3 Scheme 8

22114.00 NOVEMBER 16, 2022

DANIELIAN ASSOCIATES
architects + planners

PACIFIC VENTURES - BEDFORD PA 5 - CORONA, CA

BEDFORD AT ARANTINE HILLS - PHASE 3&4
CORONA , CA
CONCEPTUAL COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

Pacific Ventures
MANAGEMENT LLC

COVER PAGE
COMPOSITE PLANS

PLAN 1 - 1,560 SQ. FT.

PLAN 1 CONCEPTUAL FRONT ELEVATIONS
PLAN 1 CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 1 CONCEPTUAL SPANISH MONTEREY FLOOR PLAN & ELEVATIONS
PLAN 1 CONCEPTUAL CALIFORNIA BUNGALOW
FLOOR PLAN & ELEVATIONS

PLAN 2 - 1,779 SQ. FT.

PLAN 2 CONCEPTUAL FRONT ELEVATIONS
PLAN 2 CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 2 CONCEPTUAL SPANISH MONTEREY FLOOR PLAN & ELEVATIONS
PLAN 2 CONCEPTUAL CALIFORNIA BUNGALOW
FLOOR PLAN & ELEVATIONS

PLAN 3 - 1,808 SQ. FT.

PLAN 3 CONCEPTUAL FRONT ELEVATIONS
PLAN 3 CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 3 CONCEPTUAL SPANISH MONTEREY FLOOR PLAN & ELEVATIONS
PLAN 3 CONCEPTUAL CALIFORNIA BUNGALOW
FLOOR PLAN & ELEVATIONS

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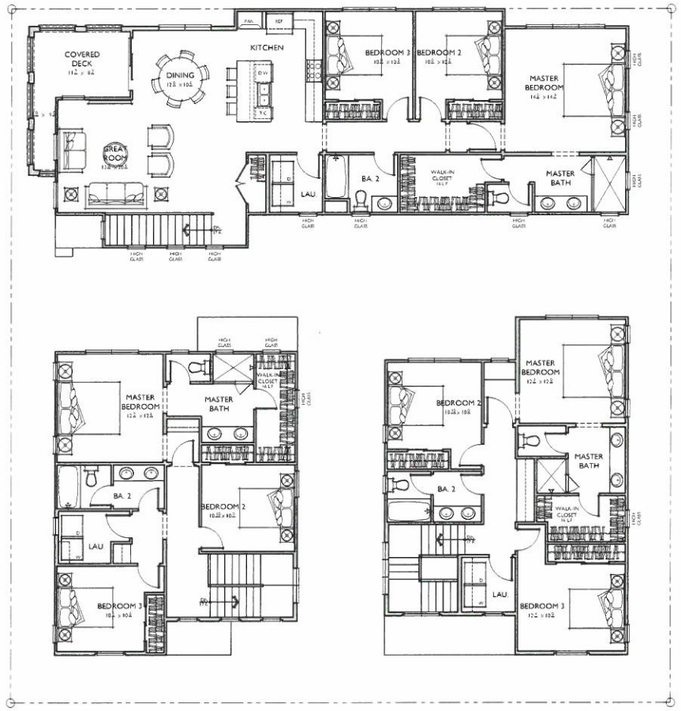
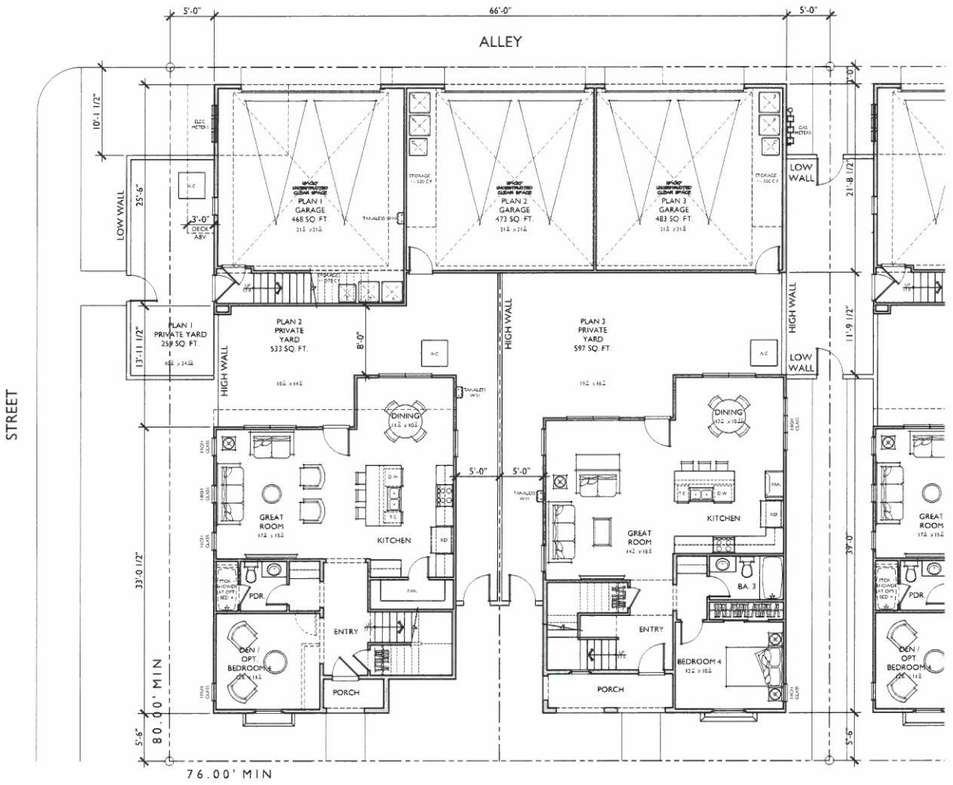
EXHIBIT 8

PLAN 1



PLAN 2 PLAN 3

SECOND FLOOR PLAN



PLAN 2 PLAN 3

FIRST FLOOR PLAN

PLAN 1
1,536 SQ. FT.
3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	93 SQ. FT.
2ND FLOOR	1,442 SQ. FT.
TOTAL	1,536 SQ. FT.
PRIVATE YARD	259 SQ. FT.
COVERED DECK	121 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1,779 SQ. FT.
3 BEDROOMS / 2.5 BATHS / DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	935 SQ. FT.
2ND FLOOR	844 SQ. FT.
TOTAL	1,779 SQ. FT.
PORCH	29 SQ. FT.
PRIVATE YARD	533 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 3
1,808 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	950 SQ. FT.
2ND FLOOR	858 SQ. FT.
TOTAL	1,808 SQ. FT.
PORCH	68 SQ. FT.
PRIVATE YARD	597 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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COMPOSITE FLOOR PLAN
First Floor

BEDFORD - PHASE 3/4
Corona , California

972.22323

COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

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MANAGEMENT LLC

PLAN 2A PLAN 1A PLAN 3A

SPANISH COLONIAL

PLAN 2B PLAN 1B PLAN 3B

SPANISH MONTEREY

PLAN 2C PLAN 1C PLAN 3C

CALIFORNIA BUNGALOW

STREET

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STREET SCENES

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

972.22323

COURTYARD BUNGALOW - PA 3

HIGH DENSITY RESIDENTIAL

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SPANISH COLONIAL

SPANISH MONTEREY

CALIFORNIA BUNGALOW

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PLAN I
Conceptual Front Elevation

BEDFORD - PHASE 3/4
Corona , California

SCALE: 1/4" = 1'-0"

972.22323

COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

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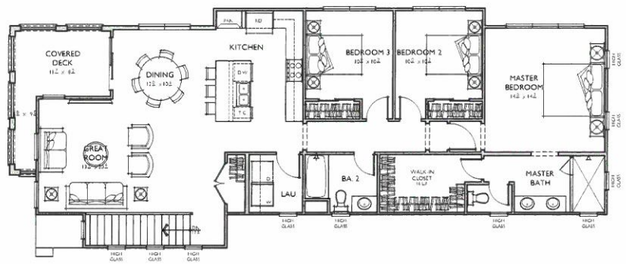
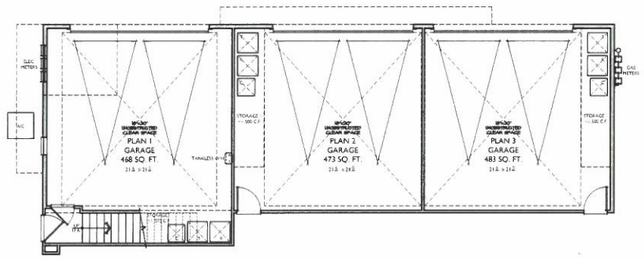


SECOND FLOOR



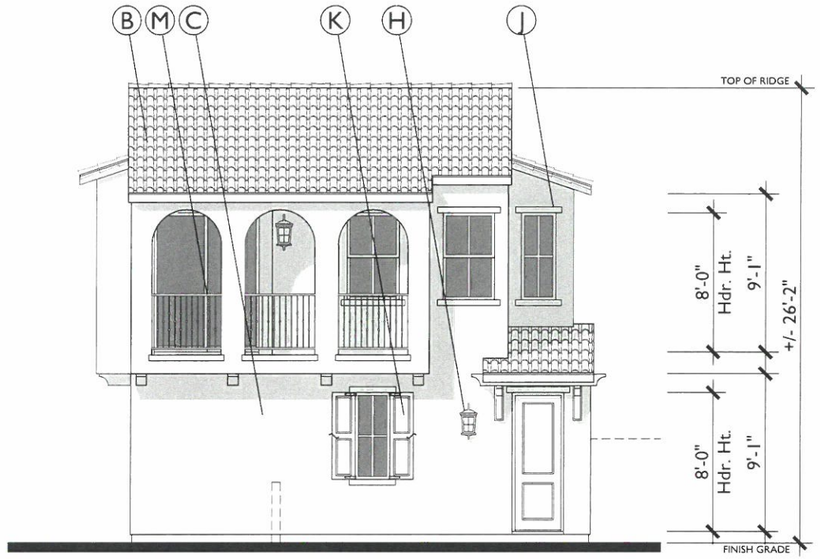
FIRST FLOOR

SCALE: 1/8" = 1'-0"

PLAN 1
1,536 SQ. FT.
3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	93 SQ. FT.
2ND FLOOR	1,442 SQ. FT.
TOTAL	1,536 SQ. FT.
PRIVATE YARD	259 SQ. FT.
COVERED DECK	121 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

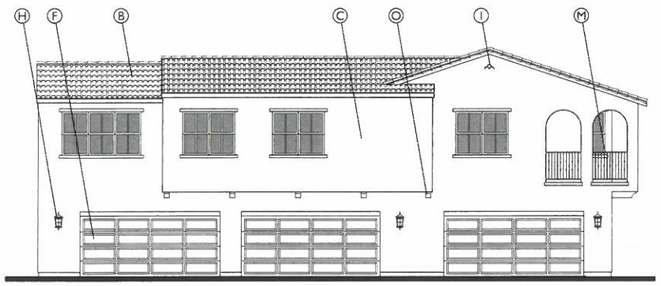


FRONT SPANISH COLONIAL

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATT
F. ROLL UP GARAGE DOOR
G. RECESS WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. RAILING
N. POTSHELF
O. CORBEL
P. OPTIONAL AWNING



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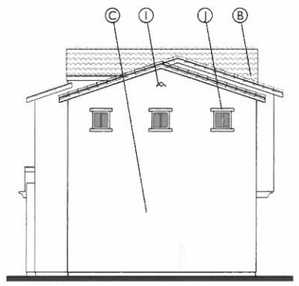

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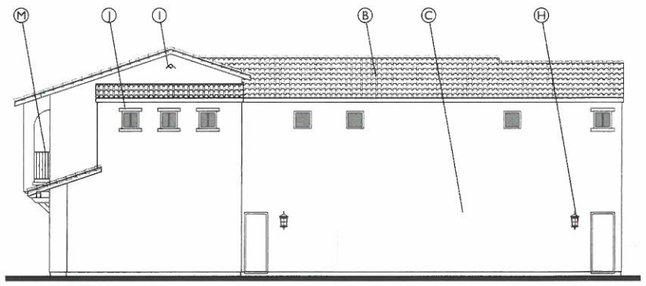
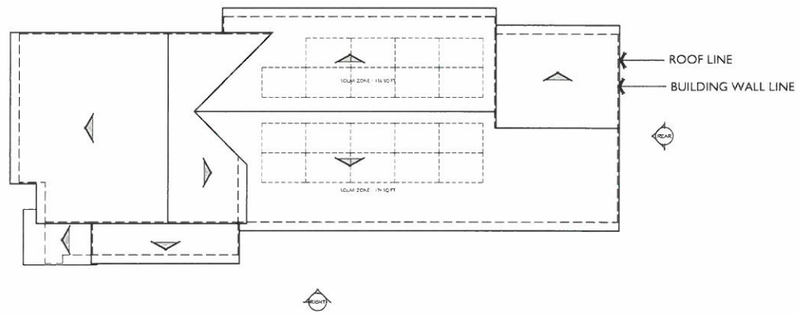


RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 1A
Spanish Colonial Elevation

BEDFORD - PHASE 3/4
Corona , California

972.22323

COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

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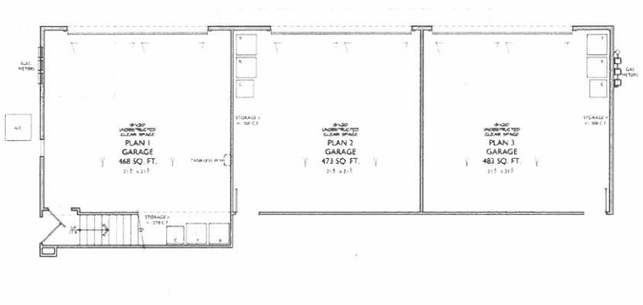
MANAGEMENT LLC

SECOND FLOOR



FIRST FLOOR

0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 1
1,536 SQ. FT.
3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	93 SQ. FT.
2ND FLOOR	1,442 SQ. FT.
TOTAL	1,536 SQ. FT.
PRIVATE YARD	259 SQ. FT.
COVERED DECK	121 SQ. FT.

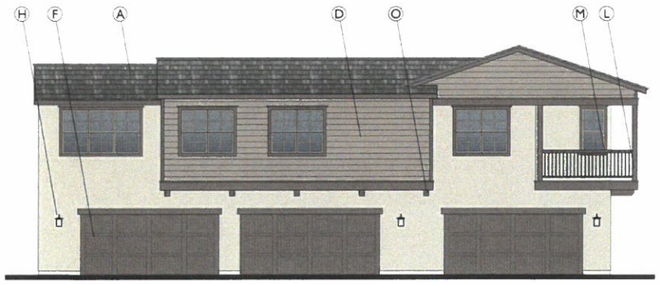
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FRONT SPANISH MONTEREY

0 2 4 8
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATT
F. ROLL UP GARAGE DOOR
G. RECESS WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. RAILING
N. POTSHELF
O. CORBEL
P. OPTIONAL AWNING



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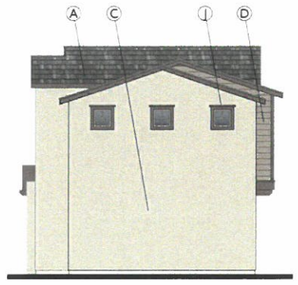

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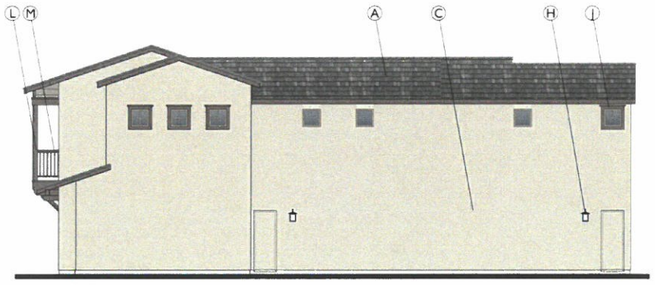
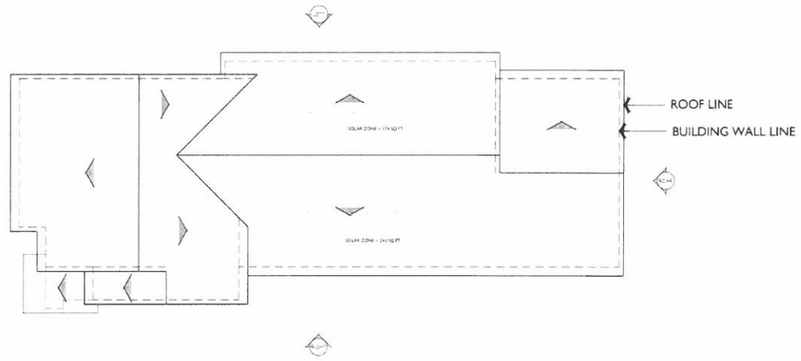


RIGHT

0 4 8 16
SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1B
Spanish Monterey Elevation

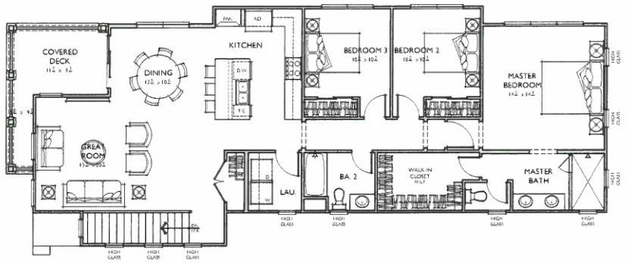
BEDFORD - PHASE 3/4
Corona , California

972.22323

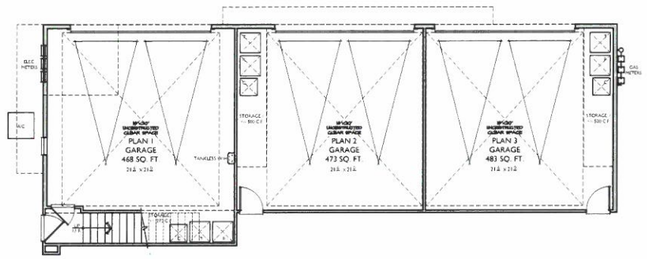
COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC



SECOND FLOOR



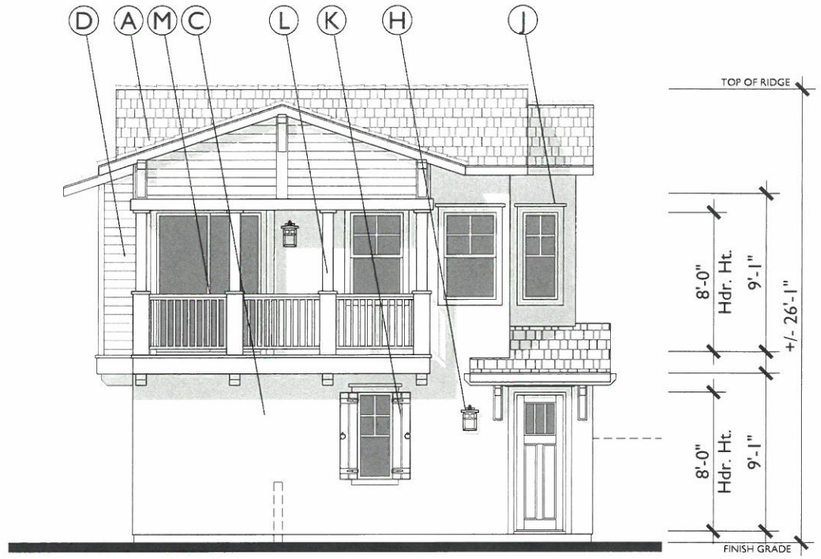
FIRST FLOOR

SCALE: 1/8" = 1'-0"

PLAN 1
1,536 SQ. FT.
3 BEDROOMS / 2 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	93 SQ. FT.
2ND FLOOR	1,442 SQ. FT.
TOTAL	1,536 SQ. FT.
PRIVATE YARD	259 SQ. FT.
COVERED DECK	121 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

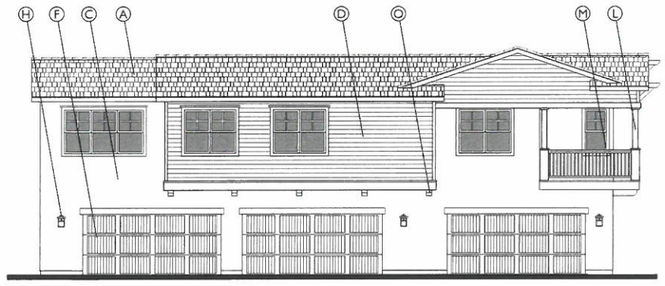


FRONT CALIFORNIA BUNGALOW

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATT
F. ROLL UP GARAGE DOOR
G. RECESS WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. RAILING
N. POTSHELF
O. CORBEL
P. OPTIONAL AWNING



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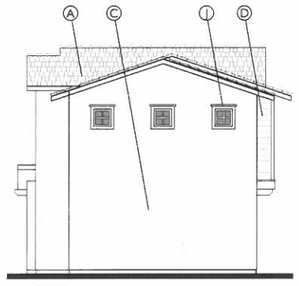

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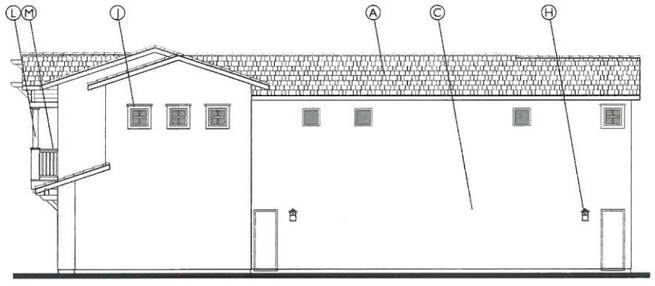

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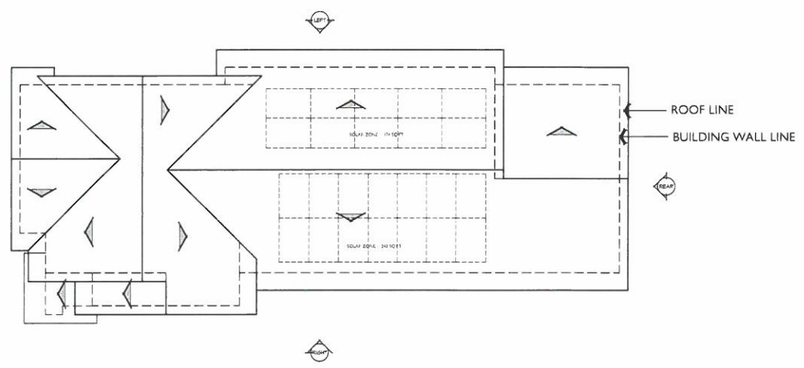
SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1C
California Bungalow Elevation

BEDFORD - PHASE 3/4
Corona , California

972.22323

COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

SPANISH COLONIAL

SPANISH MONTEREY

CALIFORNIA BUNGALOW

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PLAN 2
Conceptual Front Elevation

BEDFORD - PHASE 3/4
Corona , California

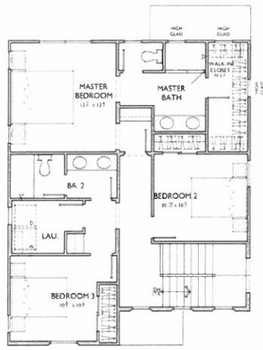
SCALE: 1/4" = 1'-0"

972.22323

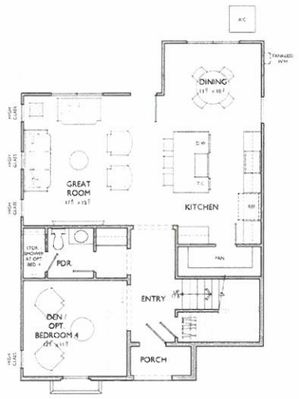
COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"

PLAN 2
1,779 SQ. FT.
3 BEDROOMS / 2.5 BATHS / DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	935 SQ. FT.
2ND FLOOR	844 SQ. FT.
TOTAL	1,779 SQ. FT.
PORCH	29 SQ. FT.
PRIVATE YARD	533 SQ. FT.

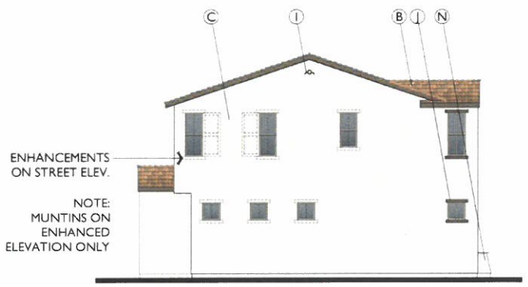
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FRONT SPANISH COLONIAL

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATT
F. ROLL UP GARAGE DOOR
G. RECESS WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. RAILING
N. POTSHELF
O. CORBEL
P. OPTIONAL AWNING



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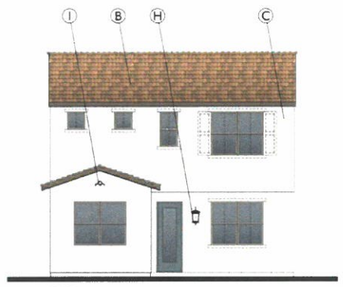

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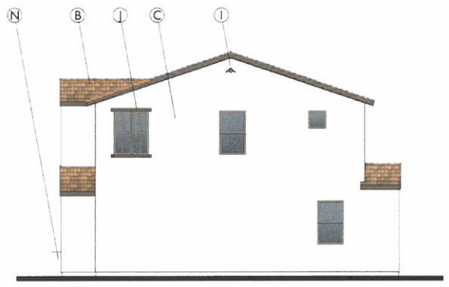
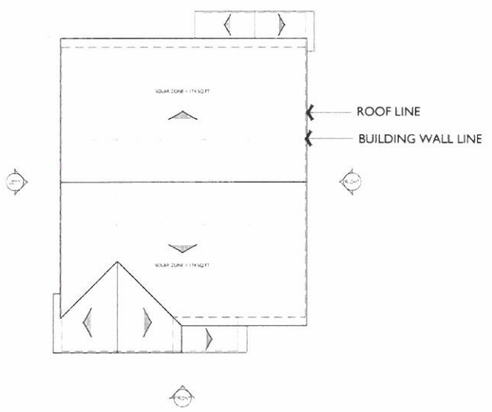


RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2A
Spanish Colonial Elevation

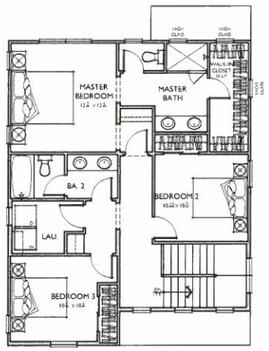
BEDFORD - PHASE 3/4
Corona , California

972.22323

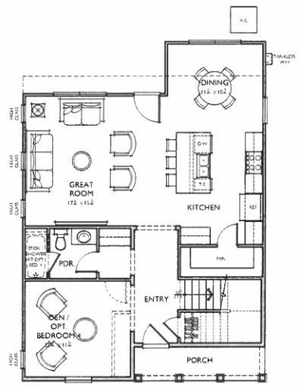
COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC



SECOND FLOOR



FIRST FLOOR

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 2

1,779 SQ. FT.
3 BEDROOMS / 2.5 BATHS / DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	935 SQ. FT.
2ND FLOOR	844 SQ. FT.
TOTAL	1,779 SQ. FT.
PORCH	29 SQ. FT.
PRIVATE YARD	533 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

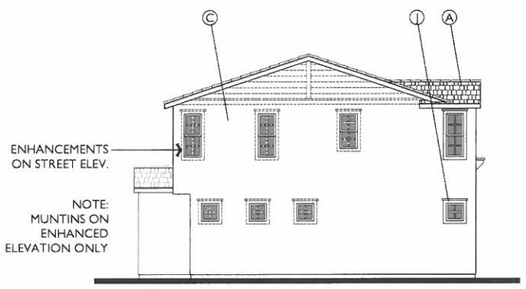
FRONT SPANISH MONTEREY

0 2 4 8

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATT
F. ROLL UP GARAGE DOOR
G. RECESS WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. RAILING
N. POTSHELF
O. CORBEL
P. OPTIONAL AWNING



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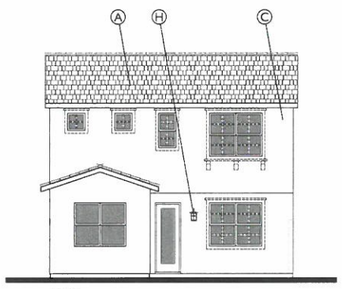

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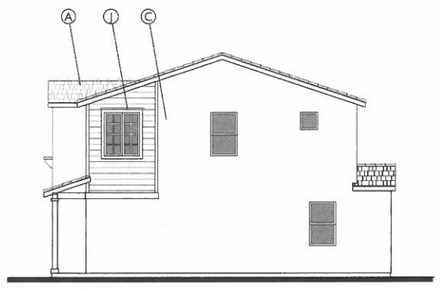
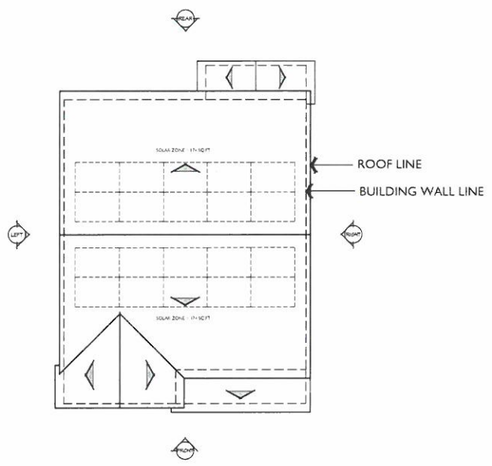


RIGHT

0 4 8 16

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

1/8"=1'-0"

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2B

Spanish Monterey Elevation

BEDFORD - PHASE 3/4

Corona , California

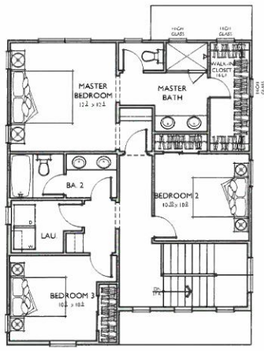
972.22323

COURTYARD BUNGALOW - PA 3

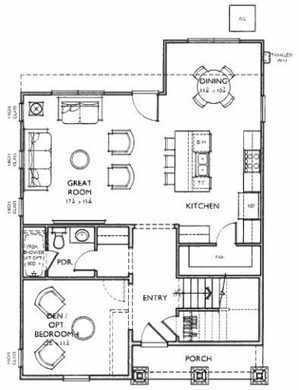
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"

PLAN 2
1,779 SQ. FT.
3 BEDROOMS / 2.5 BATHS / DEN
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	935 SQ. FT.
2ND FLOOR	844 SQ. FT.
TOTAL	1,779 SQ. FT.
PORCH	29 SQ. FT.
PRIVATE YARD	533 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FRONT CALIFORNIA BUNGALOW

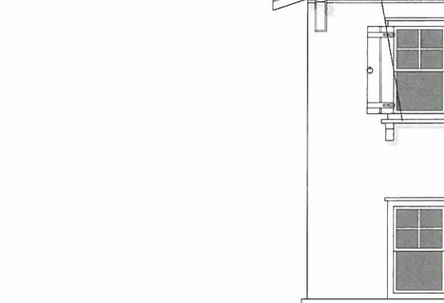
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATT
F. ROLL UP GARAGE DOOR
G. RECESS WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. RAILING
N. POTSHELF
O. CORBEL
P. OPTIONAL AWNING

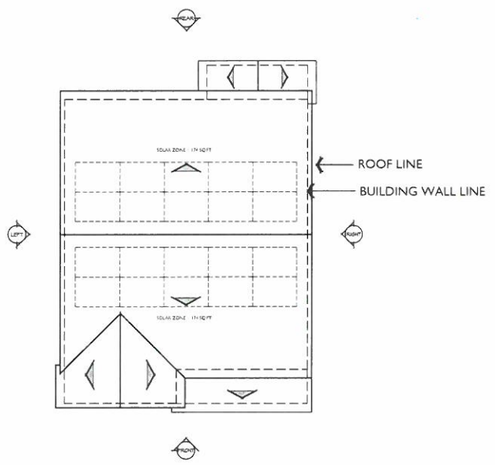
LEFT

REAR



RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2C
California Bungalow Elevation

BEDFORD - PHASE 3/4
Corona , California

972.22323

COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

SPANISH COLONIAL

SPANISH MONTEREY

CALIFORNIA BUNGALOW

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PLAN 3
Conceptual Front Elevation

BEDFORD - PHASE 3/4
Corona , California

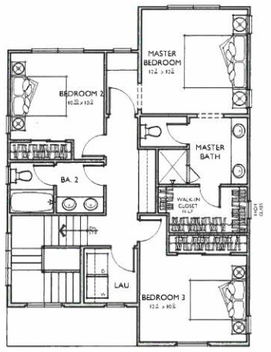
SCALE: 1/4" = 1'-0"

972.22323

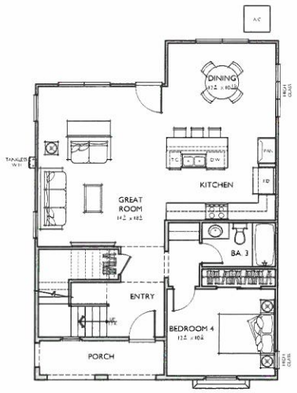
COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC



SECOND FLOOR



FIRST FLOOR

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 3

1,808 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	950 SQ. FT.
2ND FLOOR	858 SQ. FT.
TOTAL	1,808 SQ. FT.
PORCH	68 SQ. FT.
PRIVATE YARD	597 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

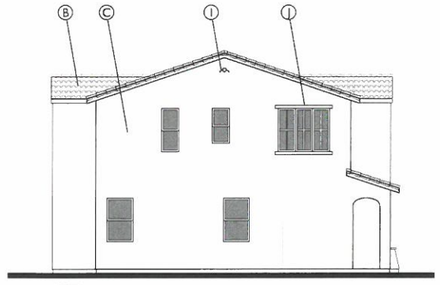
FRONT SPANISH COLONIAL

0 2 4 8

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATT
F. ROLL UP GARAGE DOOR
G. RECESS WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. RAILING
N. POTSHELF
O. CORBEL
P. OPTIONAL AWNING



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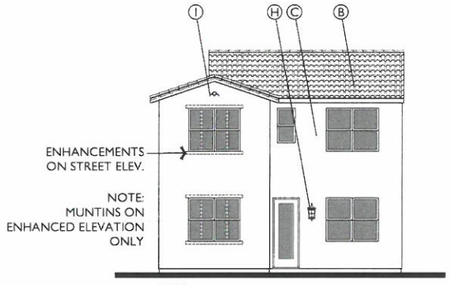

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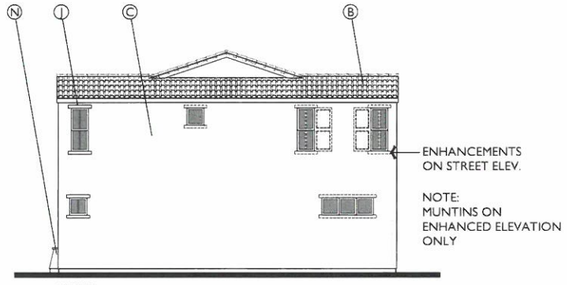
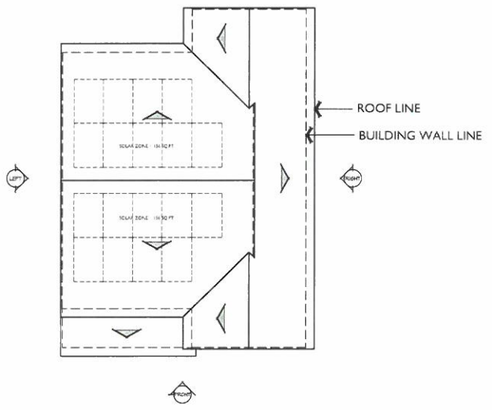


RIGHT

0 4 8 16

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 3A

Spanish Colonial Elevation

BEDFORD - PHASE 3/4

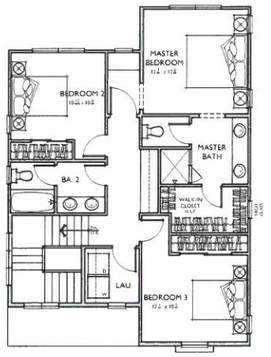
Corona , California

972.22323

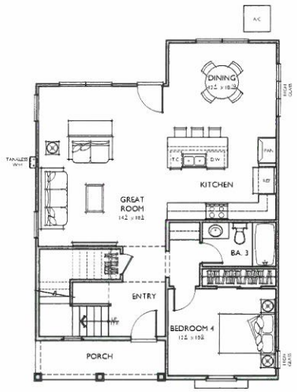
COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC



SECOND FLOOR



FIRST FLOOR

0 4 8 16

SCALE: 1/8" = 1'-0"

PLAN 3

1,808 SQ. FT.

4 BEDROOMS / 3 BATHS

2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	950 SQ. FT.
2ND FLOOR	858 SQ. FT.
TOTAL	1,808 SQ. FT.
PORCH	68 SQ. FT.
PRIVATE YARD	597 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

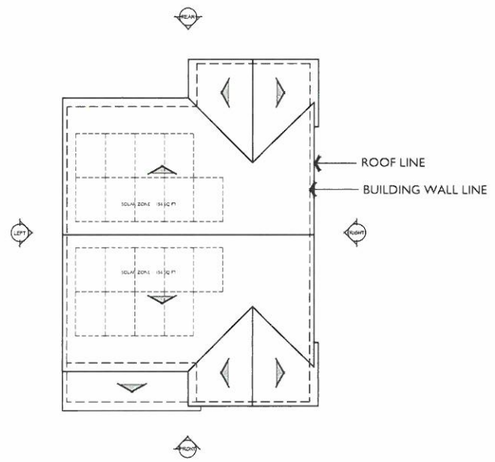
FRONT SPANISH MONTEREY

0 2 4 8

SCALE: 1/4" = 1'-0"

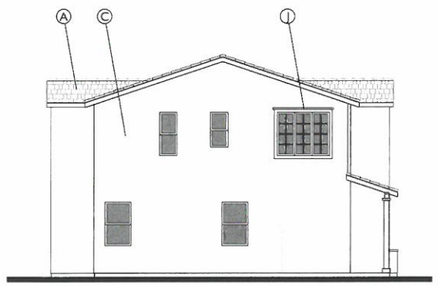
MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATT
F. ROLL UP GARAGE DOOR
G. RECESS WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. RAILING
N. POTSHELF
O. CORBEL
P. OPTIONAL AWNING



ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE



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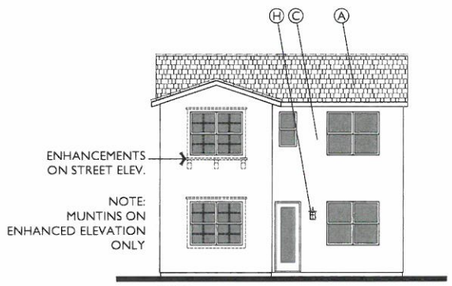

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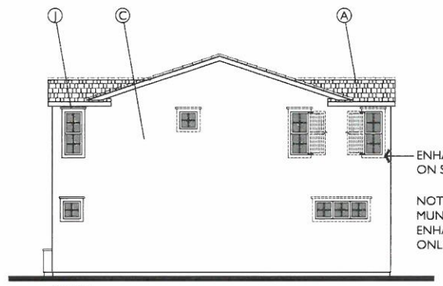

RIGHT

0 4 8 16

SCALE: 1/8" = 1'-0"

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PLAN 3B

Spanish Monterey Elevation

BEDFORD - PHASE 3/4

Corona , California

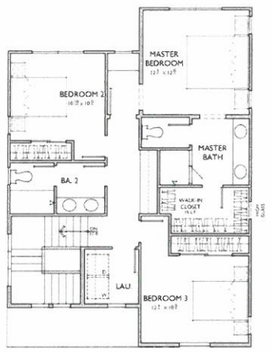
972.22323

COURTYARD BUNGALOW - PA 3

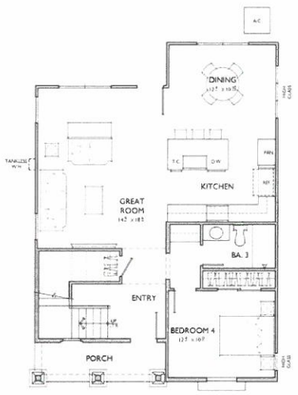
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"

PLAN 3

1,808 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	950 SQ. FT.
2ND FLOOR	858 SQ. FT.
TOTAL	1,808 SQ. FT.
PORCH	68 SQ. FT.
PRIVATE YARD	597 SQ. FT.

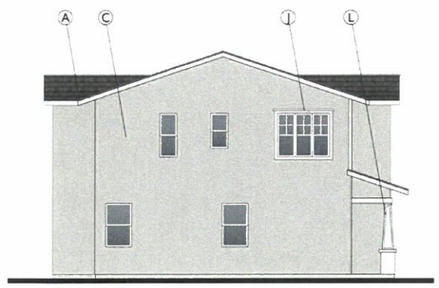
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FRONT CALIFORNIA BUNGALOW

SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATT
F. ROLL UP GARAGE DOOR
G. RECESS WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. RAILING
N. POTSHELF
O. CORBEL
P. OPTIONAL AWNING



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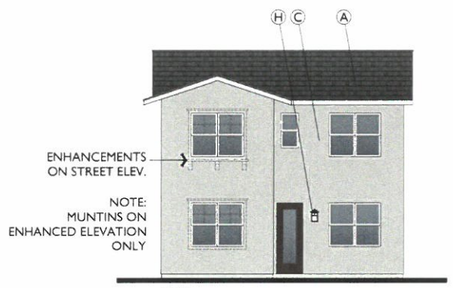

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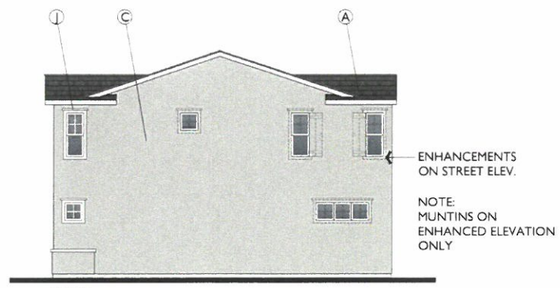
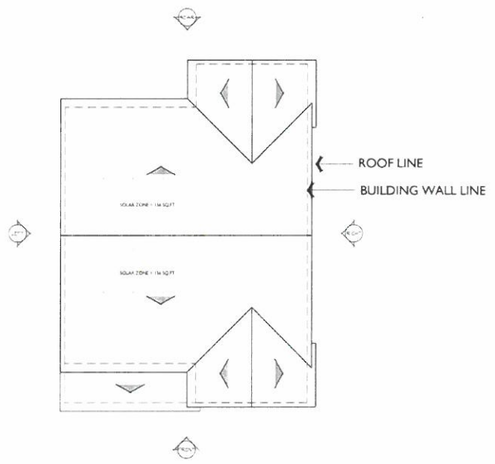


RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3C

California Bungalow Elevation

BEDFORD - PHASE 3/4

Corona , California

972.22323

COURTYARD BUNGALOW - PA 3
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC

BEDFORD AT ARANTINE HILLS - PHASE 3/4
CORONA , CA
CONCEPTUAL TOWNHOMES - PA 2

Pacific Ventures
MANAGEMENT LLC

FRONT

TRANSITIONAL FARMHOUSE 'C'

PLAN 1 - 1,415 SQ. FT.

PLAN 2 - 1,553 SQ. FT.

PLAN 3 - 1,640 SQ. FT.

COVER PAGE
CONCEPTUAL 6-PLEX COMPOSITE FLOORPLANS
CONCEPTUAL 6-PLEX ELEVATIONS & ROOF PLAN, TRANSITIONAL SPANISH - ELEV A
CONCEPTUAL 6-PLEX ELEVATIONS & ROOF PLAN, CALIFORNIA BUNGALOW - ELEV B
CONCEPTUAL 6-PLEX ELEVATIONS & ROOF PLAN, TRANSITIONAL FARMHOUSE - ELEV C
CONCEPTUAL 7-PLEX COMPOSITE FLOORPLANS
CONCEPTUAL 7-PLEX ELEVATIONS & ROOF PLAN, TRANSITIONAL SPANISH - ELEV A
CONCEPTUAL 7-PLEX ELEVATIONS & ROOF PLAN, CALIFORNIA BUNGALOW - ELEV B
CONCEPTUAL 7-PLEX ELEVATIONS & ROOF PLAN, TRANSITIONAL FARMHOUSE - ELEV C

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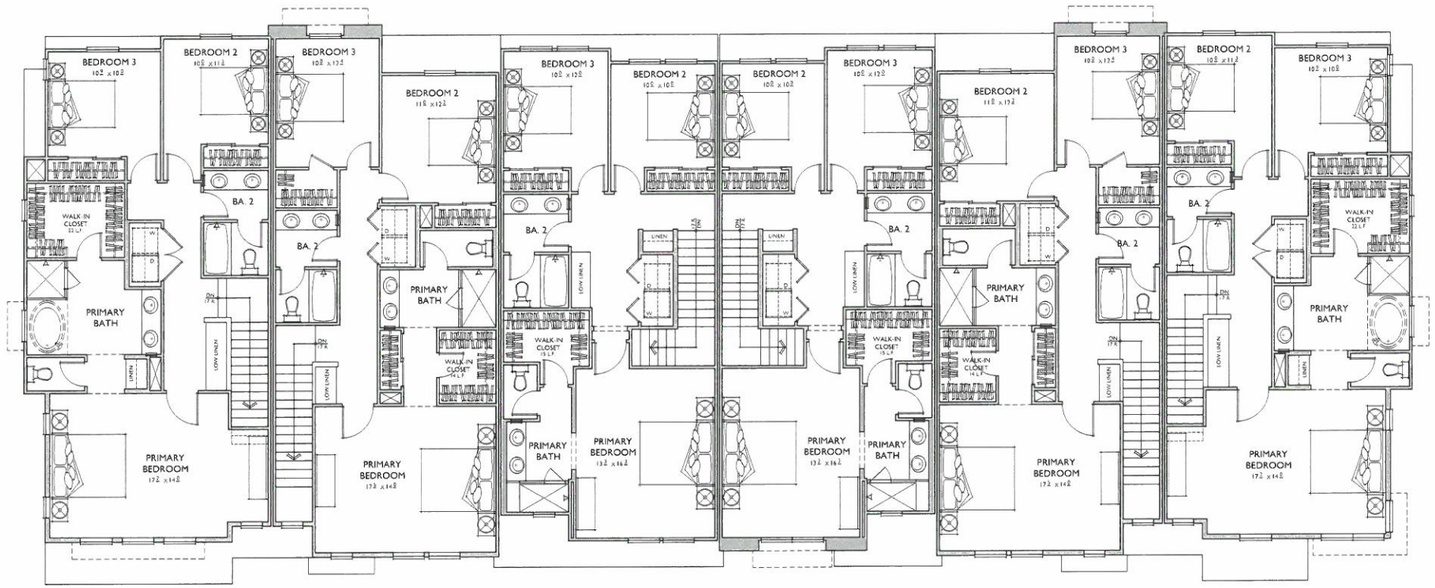
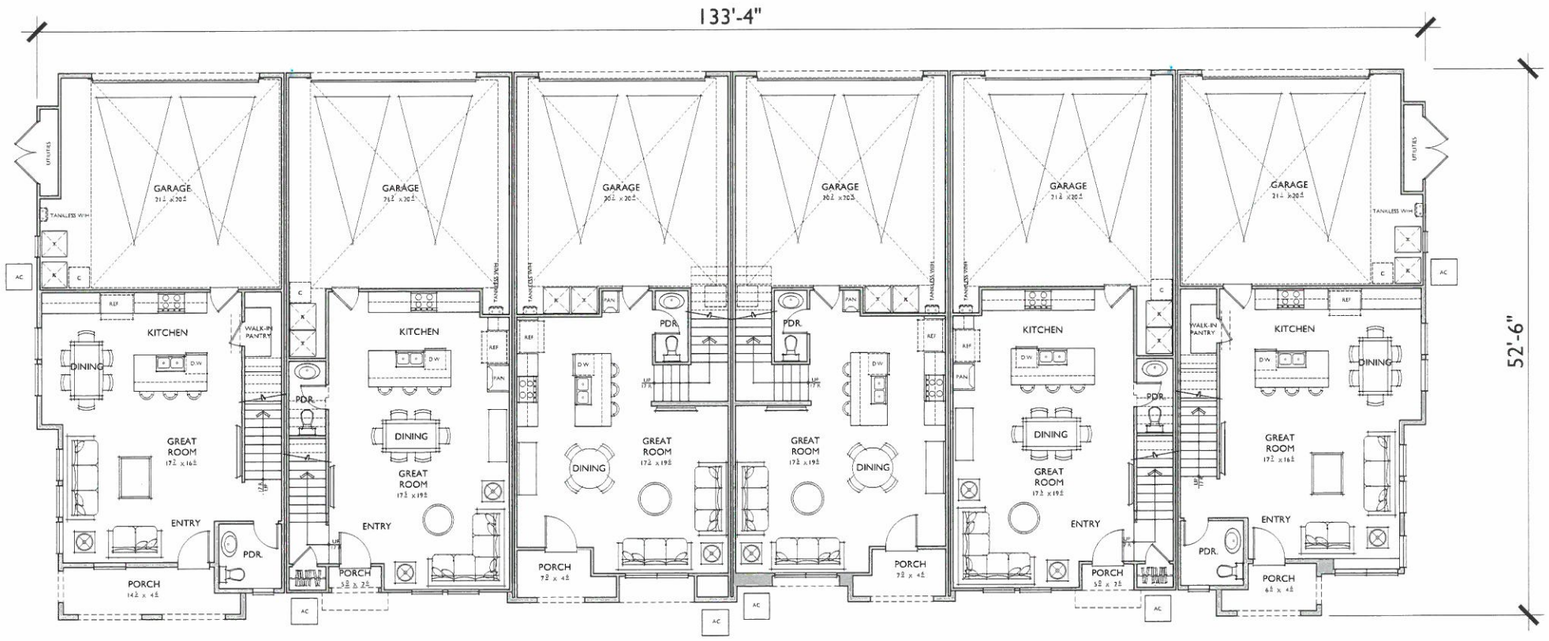
EXHIBIT 9



Plan 3 | Plan 2R | Plan 1R | Plan 1 | Plan 2 | Plan 3R



Plan 3	Plan 2R	Plan 1R	Plan 1	Plan 2	Plan 3R
3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA
1,640 S.F.	1,553 S.F.	1,415 S.F.	1,415 S.F.	1,553 S.F.	1,640 S.F.

AC UNITS WILL BE SCREENED BY BLOCK WALL PER CITY OF CORONA CMC 17.84.040(D)(1). REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.

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6 - PLEX
Floor Plans

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

972.22364

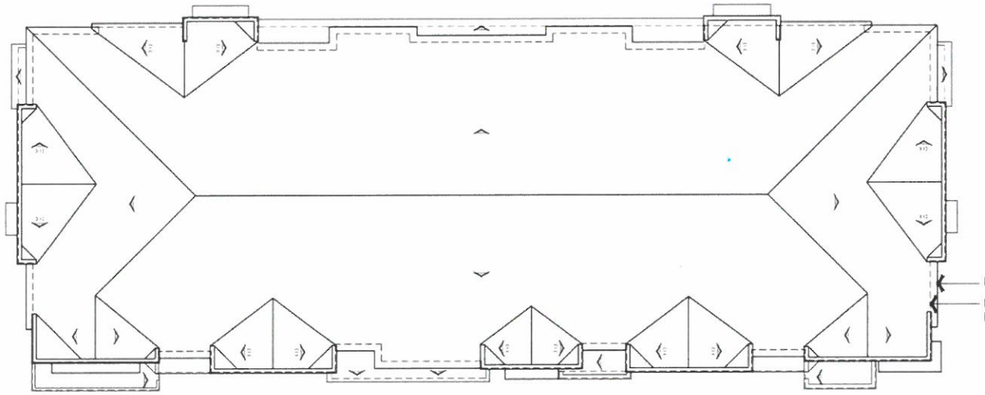
TOWNHOMES - PA 2

04.05.23

Pacific Ventures MANAGEMENT LLC

FRONT

TRANSITIONAL SPANISH 'A'



ROOF PLAN (CLASS A)

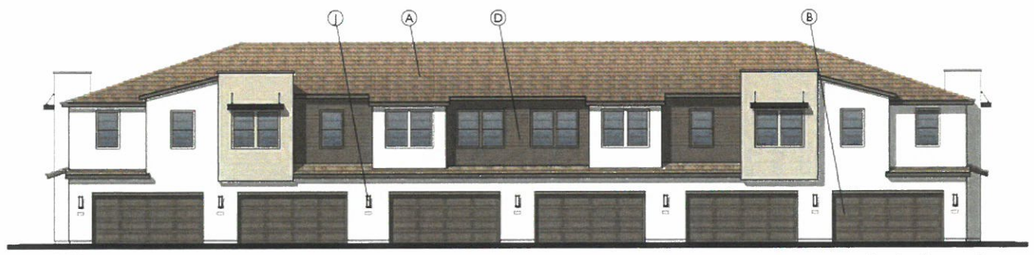
PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE

SCALE: 1/8" = 1'-0"

A. CONCRETE "S" TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. HORIZONTAL SIDINGS
E. VINYL WINDOW
F. FOAM TRIM
G. WOOD FASCIA
H. ENTRY DOOR (DECORATIVE)
I. METAL AWNING
J. LIGHT FIXTURE

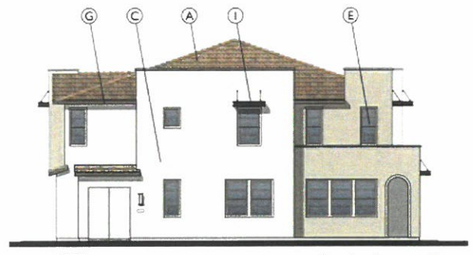
RIGHT

SCALE: 1/8" = 1'-0"



REAR

SCALE: 1/8" = 1'-0"



LEFT

SCALE: 1/8" = 1'-0"

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BUILDING A (6 - PLEX) ELEV 'A'

TRANSITIONAL SPANISH ELEVATION

BEDFORD - PHASE 3/4

Corona , California

TOWNHOMES - PA 2

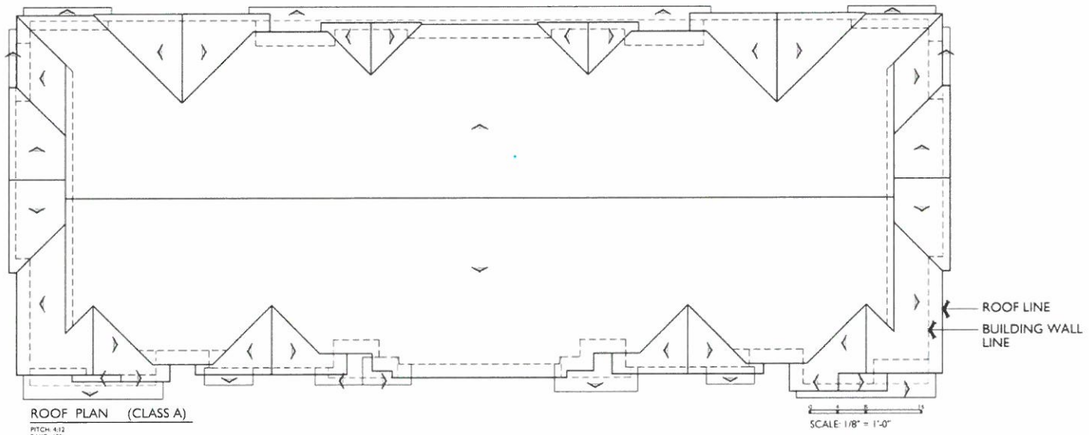
04.05.23

972.22364

Pacific Ventures
MANAGEMENT LLC

FRONT

CALIFORNIA BUNGALOW 'B'

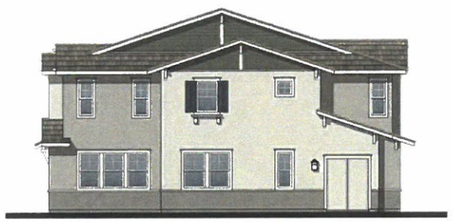


ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

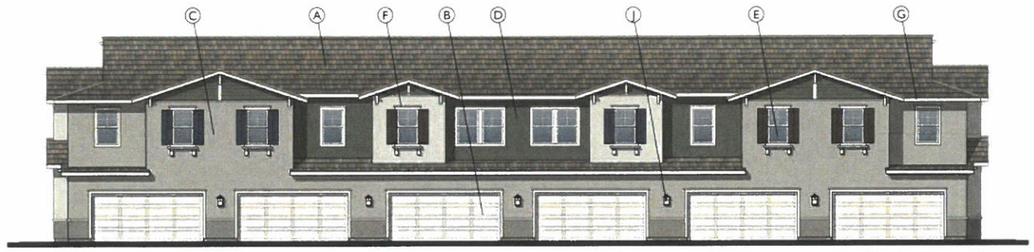
SCALE: 1/8" = 1'-0"

A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. HORIZONTAL SIDINGS
E. VINYL WINDOW
F. FOAM TRIM
G. WOOD FASCIA
H. ENTRY DOOR (DECORATIVE)
I. SHED ROOF WITH BRACES OVER WINDOW
J. LIGHT FIXTURE
K. DECORATIIVE SHUTTER
L. WOOD AWNING BRACKET



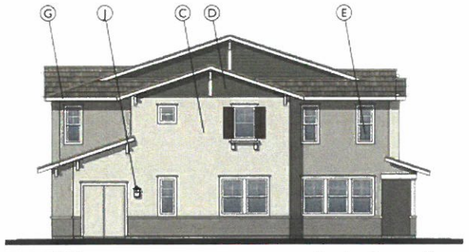
RIGHT

SCALE: 1/8" = 1'-0"



REAR

SCALE: 1/8" = 1'-0"



LEFT

SCALE: 1/8" = 1'-0"

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BUILDING A (6 - PLEX) ELEV 'B'

CALIFORNIA BUNGALOW ELEVATION

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

972.22364

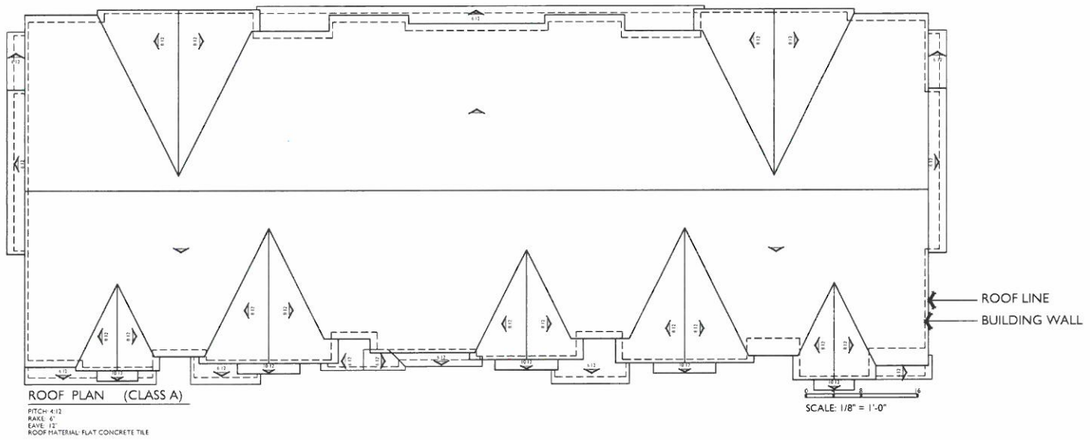
TOWNHOMES - PA 2

04.05.23

Pacific Ventures
MANAGEMENT LLC

FRONT

TRANSITIONAL FARMHOUSE 'C'

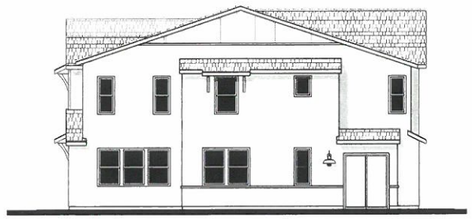


ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

SCALE: 1/8" = 1'-0"

A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. 16/20 SAND FINISH STUCCO
D. BOARD AND BATTEN SIDING
E. VINYL WINDOW
F. FOAM TRIM
G. WOOD FASCIA
H. ENTRY DOOR (DECORATIVE)
I. METAL ROOF WITH BRACES OVER WINDOW
J. WOOD AWNING BRACKET
K. LIGHT FIXTURE

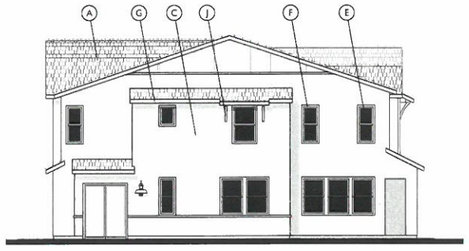


RIGHT

SCALE: 1/8" = 1'-0"

REAR

SCALE: 1/8" = 1'-0"



LEFT

SCALE: 1/8" = 1'-0"

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BUILDING A (6 - PLEX) ELEV 'C'

TRANSITIONAL FARMHOUSE ELEVATION

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

972.22364

TOWNHOMES - PA 2

04.05.23

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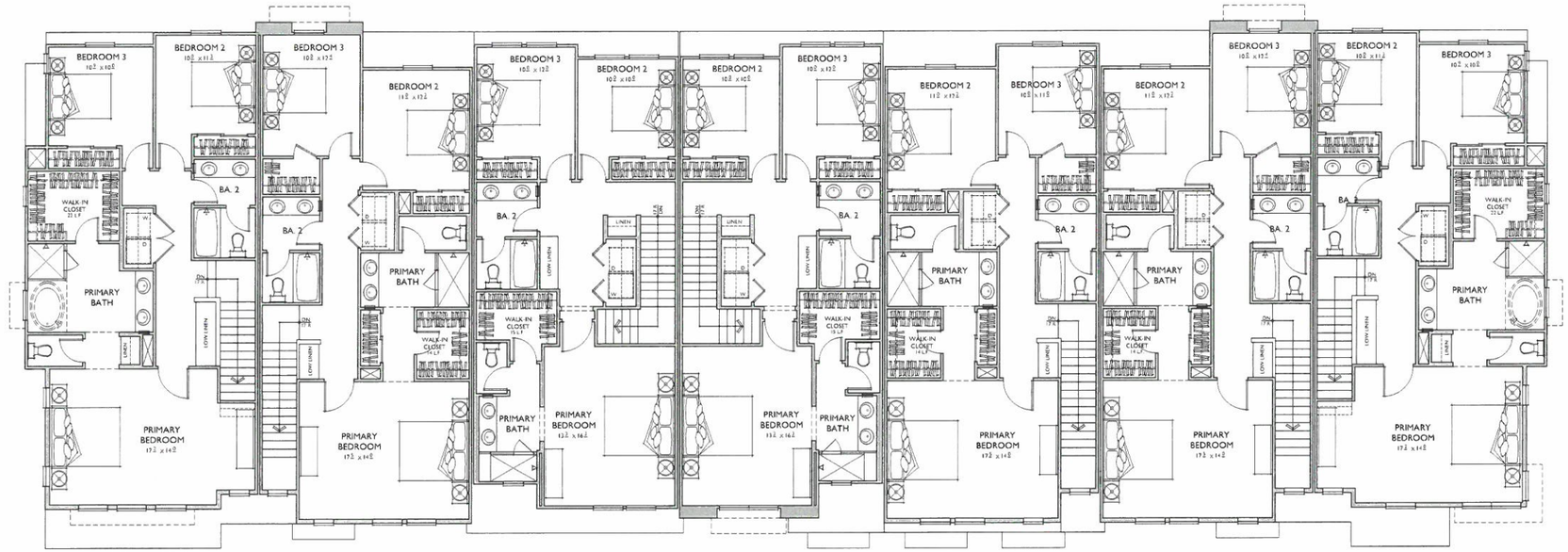
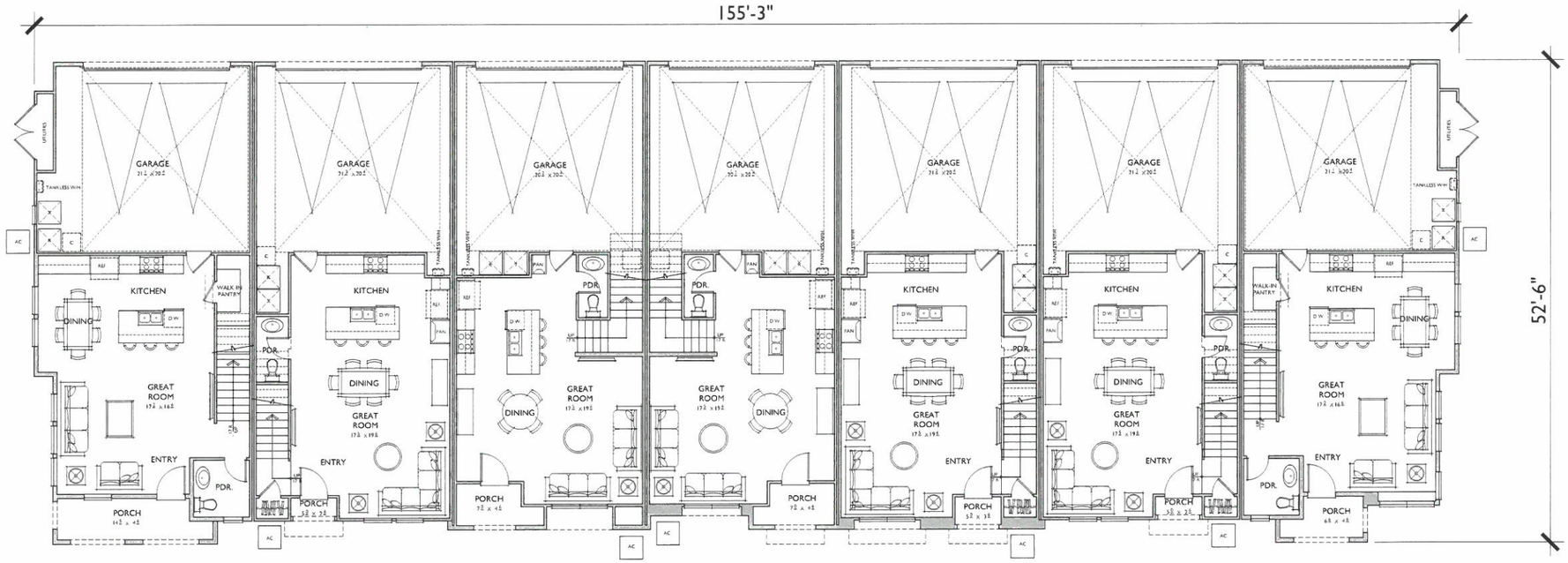


Plan 3 | Plan 2R | Plan 1R | Plan 1 | Plan 2 | Plan 2 | Plan 3R

155'-3"



Plan 3	Plan 2R	Plan 1R	Plan 1	Plan 2	Plan 2	Plan 3R
3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA	3 BR / 2.5 BA
1,640 S.F.	1,553 S.F.	1,415 S.F.	1,415 S.F.	1,553 S.F.	1,553 S.F.	1,640 S.F.

AC UNITS WILL BE SCREENED BY BLOCK WALL PER CITY OF CORONA CMC 17.84.040(D)(1).
REFER TO LANDSCAPE PLANS FOR FURTHER INFORMATION.

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7 - PLEX
Floor Plans

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

972.22364

TOWNHOMES - PA 2

04.05.23

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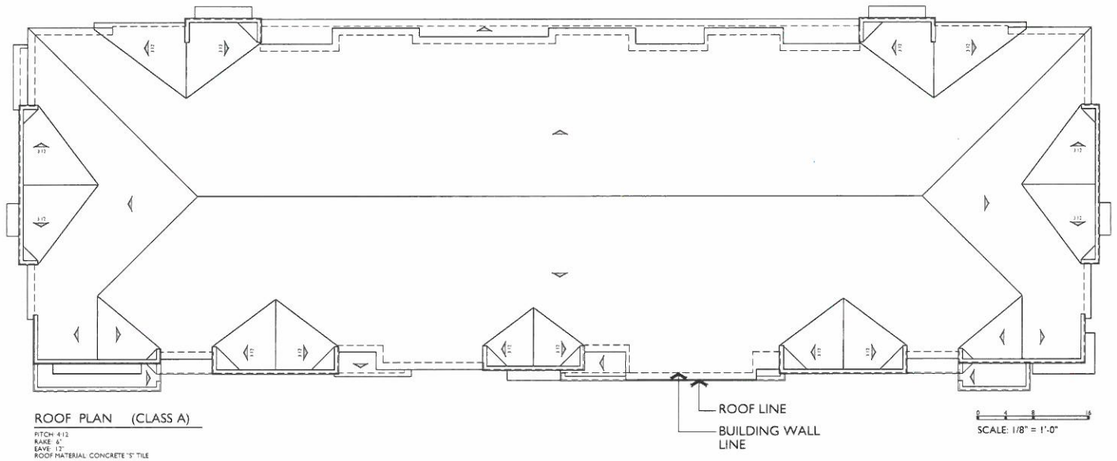
FRONT

TRANSITIONAL SPANISH 'A'



ROOF PLAN (CLASS A)

PITCH 4:12
RAKE 6"
EAVE 12"
ROOF MATERIAL CONCRETE "S" TILE

SCALE: 1/8" = 1'-0"

A. CONCRETE "S" TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. HORIZONTAL SIDINGS
E. VINYL WINDOW
F. FOAM TRIM
G. WOOD FASCIA
H. ENTRY DOOR (DECORATIVE)
I. METAL AWNING
J. LIGHT FIXTURE

RIGHT

SCALE: 1/8" = 1'-0"

REAR

SCALE: 1/8" = 1'-0"

LEFT

SCALE: 1/8" = 1'-0"

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BUILDING B (7 - PLEX) ELEV 'A'

TRANSITIONAL SPANISH ELEVATION

BEDFORD - PHASE 3/4

TOWNHOMES - PA 2

Corona , California

0 2 4 8

972.22364

04.05.23

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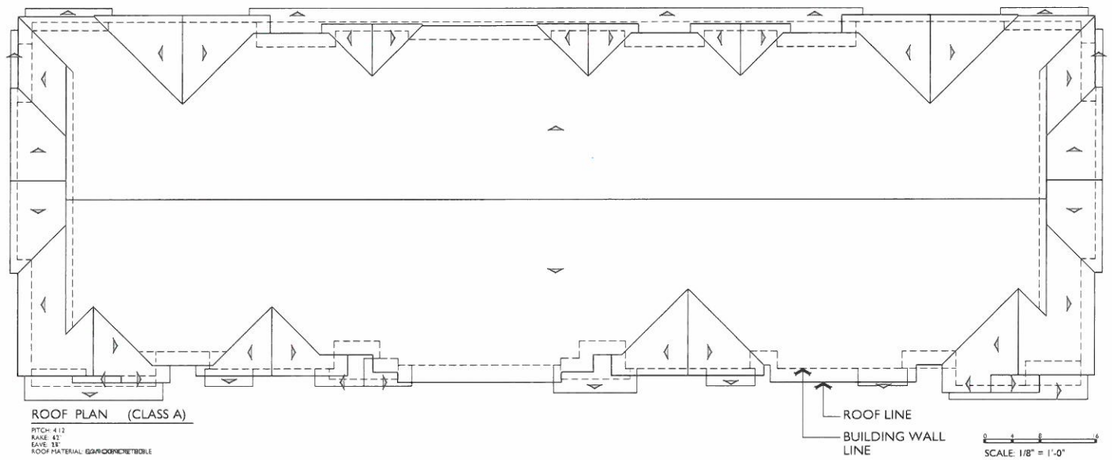
MANAGEMENT LLC

FRONT

CALIFORNIA BUNGALOW 'B'



A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. HORIZONTAL SIDINGS
E. VINYL WINDOW
F. FOAM TRIM
G. WOOD FASCIA
H. ENTRY DOOR (DECORATIVE)
I. SHED ROOF WITH BRACES OVER WINDOW
J. LIGHT FIXTURE
K. DECORATIIVE SHUTTER
L. WOOD AWNING BRACKET

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BUILDING B (7 - PLEX) ELEV 'B'

CALIFORNIA BUNGALOW ELEVATION

BEDFORD - PHASE 3/4

TOWNHOMES - PA 2

Corona , California

0 2 4 8

972.22364

04.05.23

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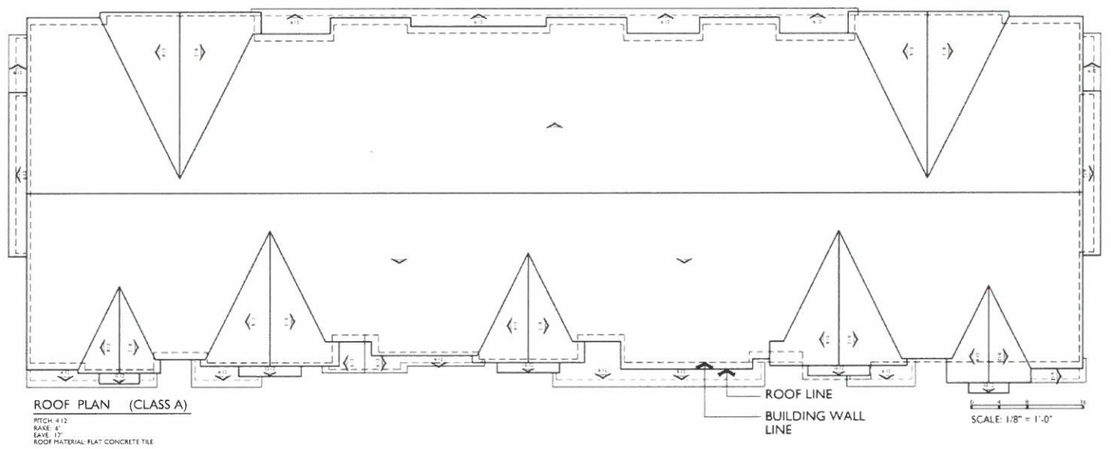
FRONT

TRANSITIONAL FARMHOUSE 'C'

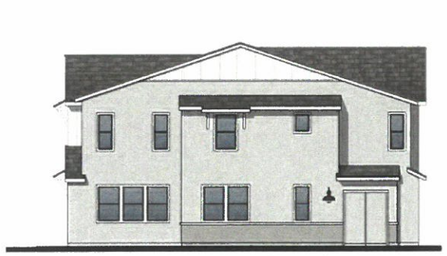


ROOF PLAN (CLASS A)

PITCH: 4:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

SCALE: 1/8" = 1'-0"

A. CONCRETE FLAT TILE
B. ROLL UP GARAGE DOOR
C. STUCCO
D. BOARD AND BATTEN SIDING
E. VINYL WINDOW
F. FOAM TRIM
G. WOOD FASCIA
H. ENTRY DOOR (DECORATIVE)
I. METAL ROOF WITH BRACES OVER WINDOW
J. WOOD AWNING BRACKET
K. LIGHT FIXTURE

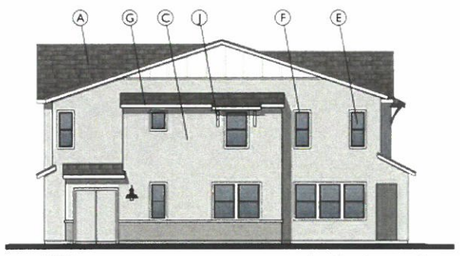


RIGHT

SCALE: 1/8" = 1'-0"

REAR

SCALE: 1/8" = 1'-0"



LEFT

SCALE: 1/8" = 1'-0"

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BUILDING B (7 - PLEX) ELEV 'C'

TRANSITIONAL FARMHOUSE ELEVATION

BEDFORD - PHASE 3/4

TOWNHOMES - PA 2

Corona , California

0 2 4 8

972.22364

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BEDFORD AT ARANTINE HILLS - PHASE 3/4
CORONA , CA
CONCEPTUAL 3-STORY DUPLEX - PA I
HIGH DENSITY RESIDENTIAL

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MANAGEMENT LLC

COVER PAGE

PLAN 1 - 1,398 SQ. FT.

BUILDING A CONCEPTUAL FRONT ELEVATIONS
BUILDING A CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
BUILDING A CONCEPTUAL TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS
BUILDING A CONCEPTUAL CONTEMPORARY RANCH FLOOR PLAN & ELEVATIONS

PLAN 2 - 1,527 SQ. FT.

BUILDING B CONCEPTUAL FRONT ELEVATIONS
BUILDING B CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
BUILDING B CONCEPTUAL TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS
BUILDING B CONCEPTUAL CONTEMPORARY RANCH FLOOR PLAN & ELEVATIONS

PLAN 3 - 1,570 SQ. FT.

BUILDING C CONCEPTUAL FRONT ELEVATIONS
BUILDING C CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
BUILDING C CONCEPTUAL TRANSITIONAL FARMHOUSE FLOOR PLAN & ELEVATIONS
BUILDING C CONCEPTUAL CONTEMPORARY RANCH FLOOR PLAN & ELEVATIONS

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EXHIBIT 10

SPANISH COLONIAL

TRANSITIONAL FARMHOUSE

CONTEMPORARY RANCH

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BUILDING A (PLANS 1&2)

Conceptual Front Elevations

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

972.22322

3 STORY DUPLEX - PA I

HIGH DENSITY RESIDENTIAL

04.05.23

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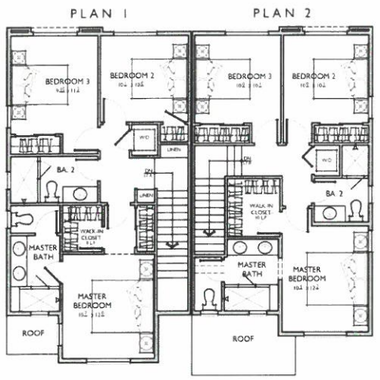
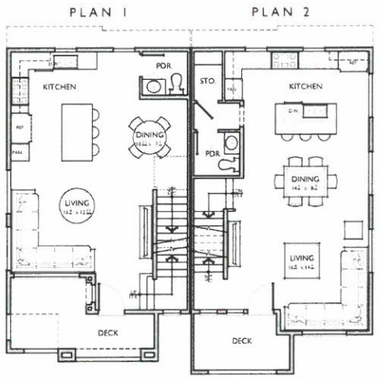
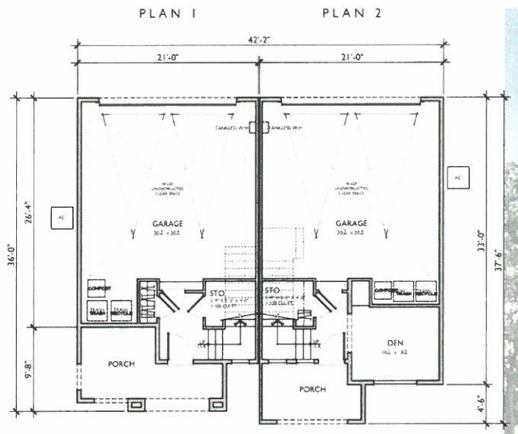


THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 1
1398 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	121 SQ. FT.
2ND FLOOR	601 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1398 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	127 SQ. FT.
DECK	130 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1527 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	668 SQ. FT.
3RD FLOOR	656 SQ. FT.
TOTAL	1527 SQ. FT.
2 - CAR GARAGE	466 SQ. FT.
PORCH	79 SQ. FT.
DECK	79 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

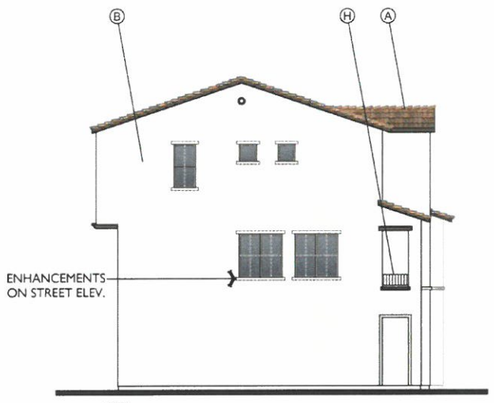
MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. STUCCO
C. HORIZONTAL SIDINGS
D. BOARD AND BATTEN
E. ROLL UP GARAGE DOOR
F. LIGHT FIXTURE
G. TRIM
H. RAILING
I. GABLE END DETAIL
J. POT-SHELF
K. AWNING

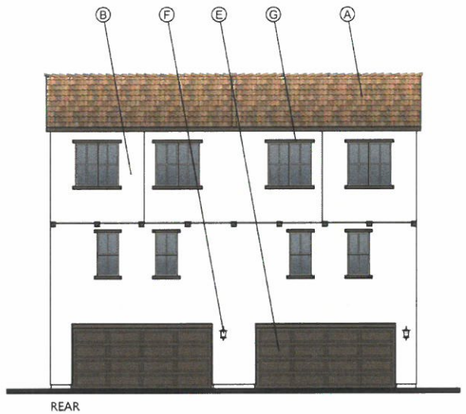
FRONT

Spanish Colonial

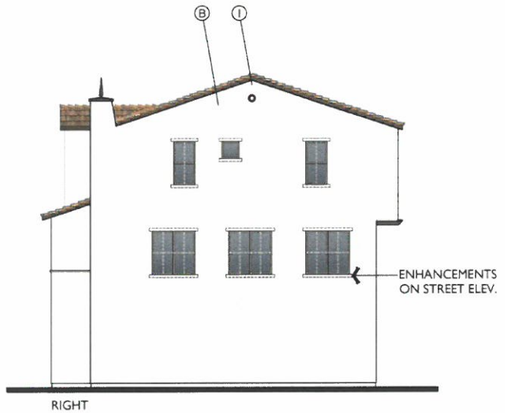
0 2 4 8
SCALE: 1/4" = 1'-0"



LEFT

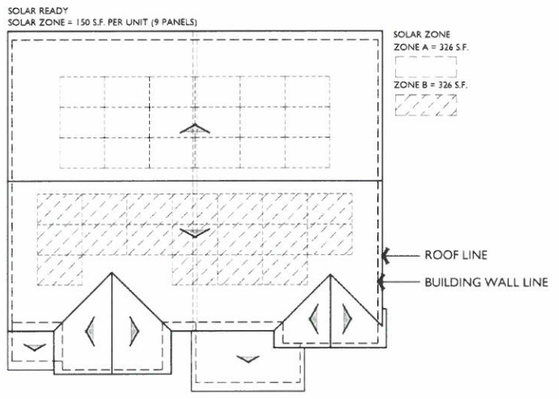


REAR



RIGHT

0 4 8 16
SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A) A

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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BUILDING A - ELEV A (PLANS 1&2)

Spanish Colonial Elevation

BEDFORD - PHASE 3/4

Corona , California

972.22322

3 STORY DUPLEX - PA I

HIGH DENSITY RESIDENTIAL

04.05.23

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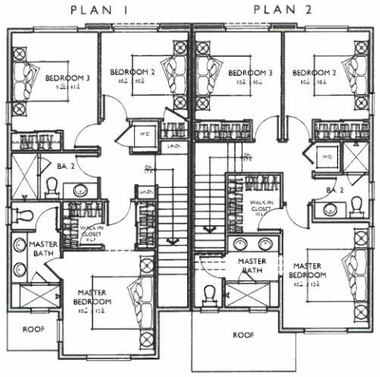
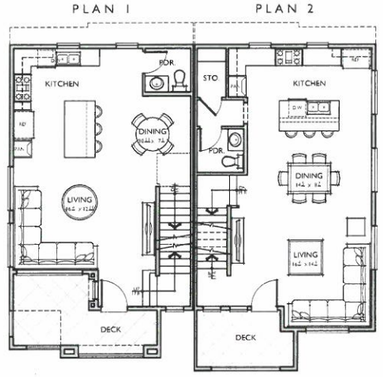
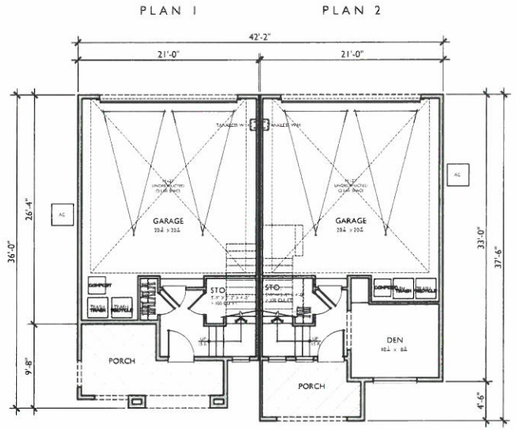


THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FRONT

Transitional Farmhouse

0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 1
1398 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	121 SQ. FT.
2ND FLOOR	601 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1398 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	127 SQ. FT.
DECK	130 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

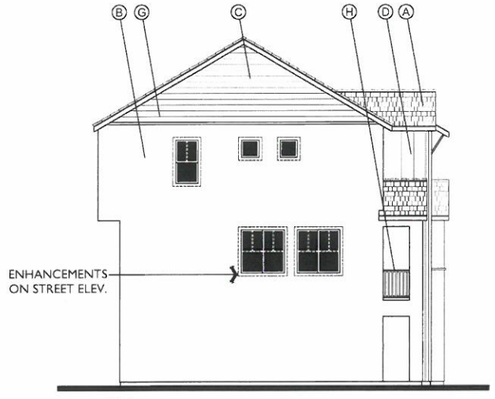
PLAN 2
1527 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	668 SQ. FT.
3RD FLOOR	656 SQ. FT.
TOTAL	1527 SQ. FT.
2 - CAR GARAGE	466 SQ. FT.
PORCH	79 SQ. FT.
DECK	79 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. STUCCO
C. HORIZONTAL SIDINGS
D. BOARD AND BATTEN
E. ROLL UP GARAGE DOOR
F. LIGHT FIXTURE
G. TRIM
H. RAILING
I. GABLE END DETAIL
J. POT-SHELF
K. AWNING



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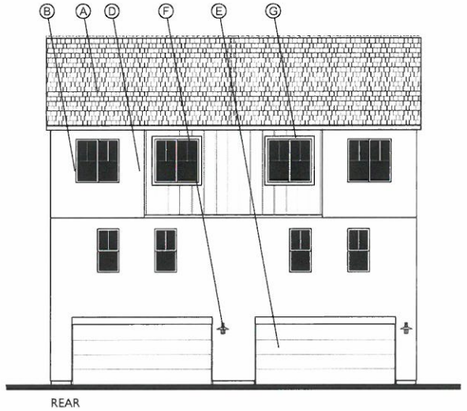

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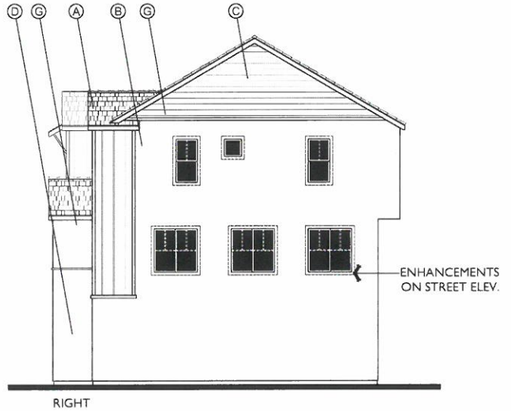
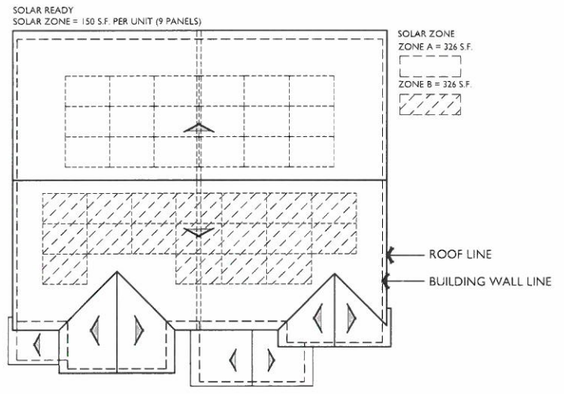


RIGHT

0 4 8 16
SCALE: 1/8" = 1'-0"



0 2 4 8
SCALE: 1/4" = 1'-0"

ROOF PLAN (CLASS A) B

PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING A - ELEV B (PLANS 1&2)

Transitional Farmhouse Elevation

BEDFORD - PHASE 3/4

Corona , California

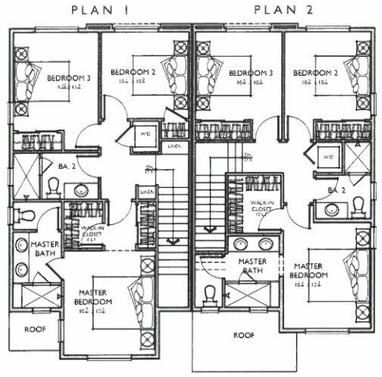
972.22322

3 STORY DUPLEX - PA I

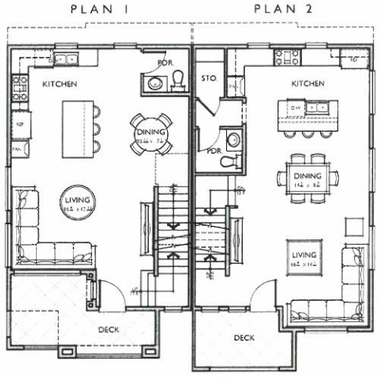
HIGH DENSITY RESIDENTIAL

04.05.23

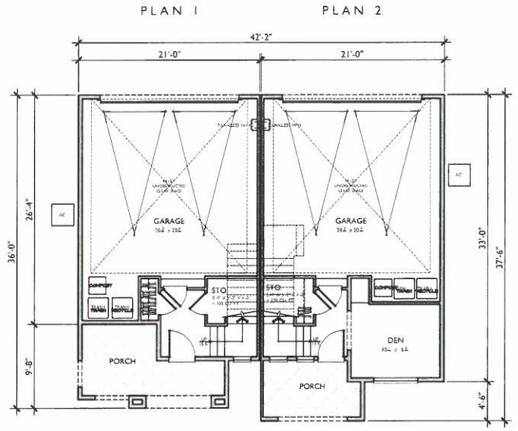
Pacific Ventures MANAGEMENT LLC



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FRONT

Contemporary Ranch

SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"

PLAN 1
1398 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	121 SQ. FT.
2ND FLOOR	601 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1398 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	127 SQ. FT.
DECK	130 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

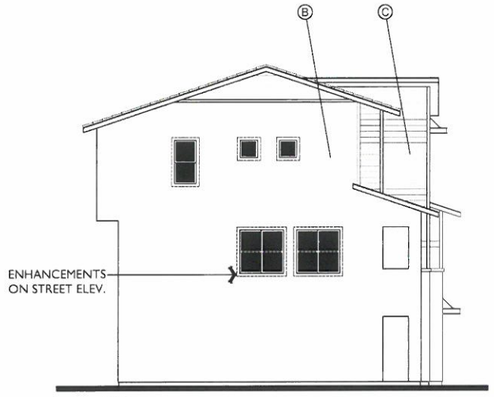
PLAN 2
1527 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	668 SQ. FT.
3RD FLOOR	656 SQ. FT.
TOTAL	1527 SQ. FT.
2 - CAR GARAGE	466 SQ. FT.
PORCH	79 SQ. FT.
DECK	79 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. STUCCO
C. HORIZONTAL SIDINGS
D. BOARD AND BATTEN
E. ROLL UP GARAGE DOOR
F. LIGHT FIXTURE
G. TRIM
H. RAILING
I. GABLE END DETAIL
J. POT-SHELF
K. AWNING



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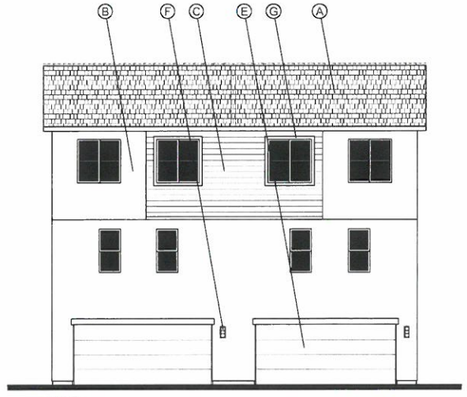
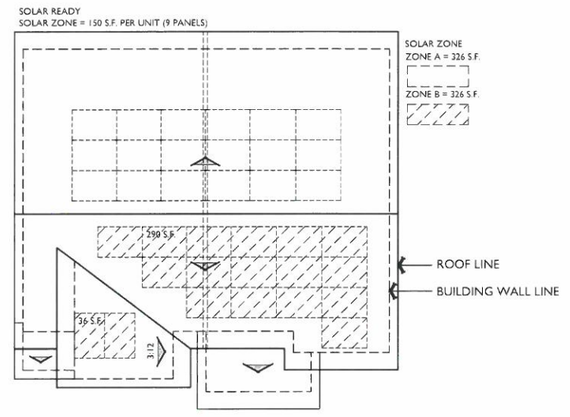


REAR

RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A) C

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING A - ELEV C (PLANS 1&2)

Contemporary Ranch Elevation

BEDFORD - PHASE 3/4

Corona , California

972.22322

3 STORY DUPLEX - PA I

HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC

SPANISH COLONIAL

TRANSITIONAL FARMHOUSE

CONTEMPORARY RANCH

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BUILDING B (PLANS 1&3)

Conceptual Front Elevations

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

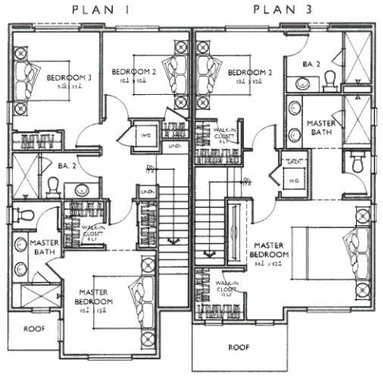
972.22322

3 STORY DUPLEX - PA I

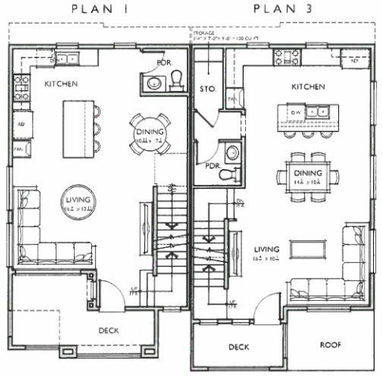
HIGH DENSITY RESIDENTIAL

04.05.23

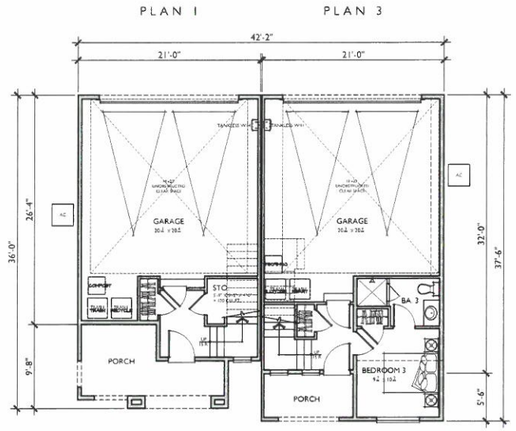
Pacific Ventures
MANAGEMENT LLC



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 1
1398 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	121 SQ. FT.
2ND FLOOR	601 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1398 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	127 SQ. FT.
DECK	130 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

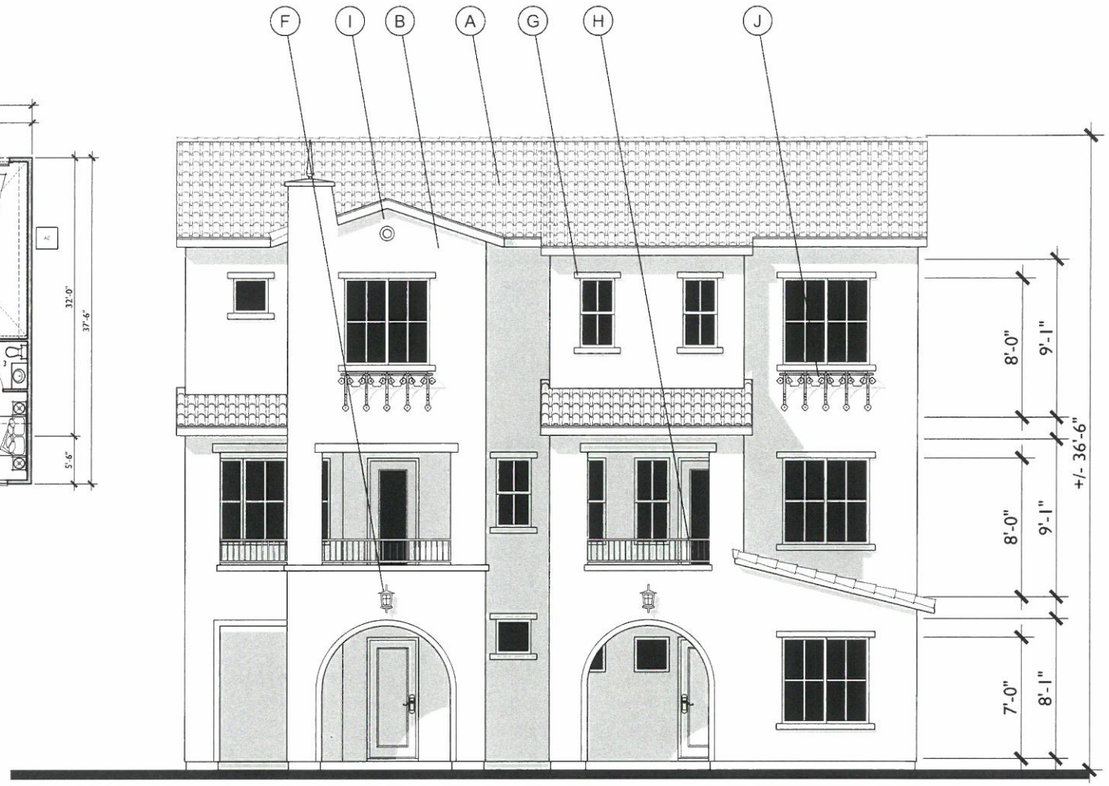
PLAN 3
1570 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	262 SQ. FT.
2ND FLOOR	658 SQ. FT.
3RD FLOOR	650 SQ. FT.
TOTAL	1570 SQ. FT.
2 - CAR GARAGE	468 SQ. FT.
PORCH	58 SQ. FT.
DECK	60 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

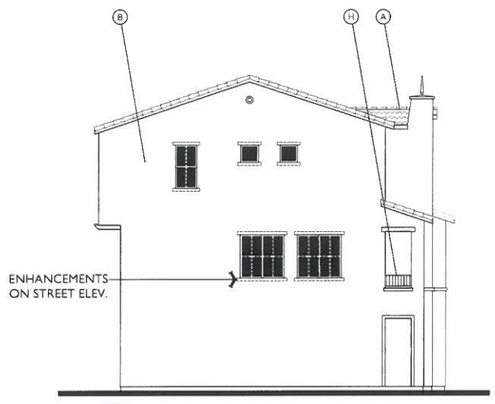
MATERIAL LEGEND

A. CONCRETE 'S' TILE
B. STUCCO
C. HORIZONTAL SIDINGS
D. BOARD AND BATTEN
E. ROLL UP GARAGE DOOR
F. LIGHT FIXTURE
G. TRIM
H. RAILING
I. GABLE END DETAIL
J. POT-SHELF
K. AWNING



FRONT — Spanish Colonial

0 2 4 8
SCALE: 1/4" = 1'-0"



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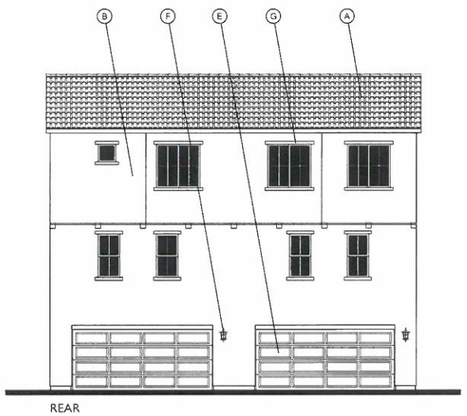

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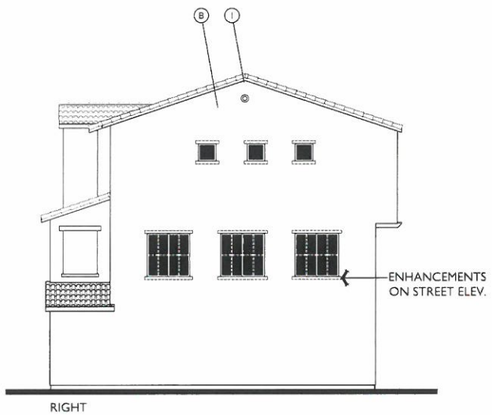
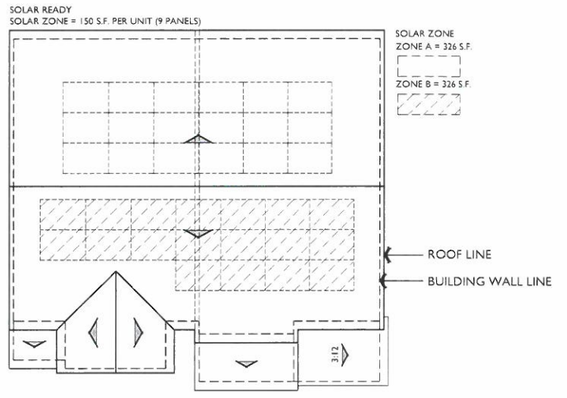


RIGHT

0 4 8 16
SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A) A

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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BUILDING B - ELEV A (PLANS 1&3)

Spanish Colonial Elevation

BEDFORD - PHASE 3/4

Corona , California

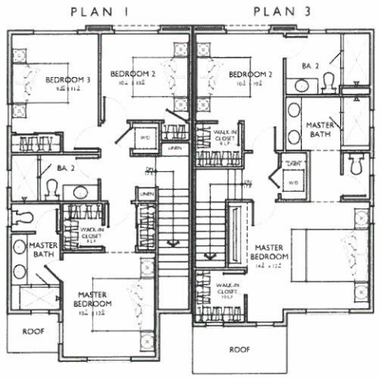
972.22322

3 STORY DUPLEX - PA 1

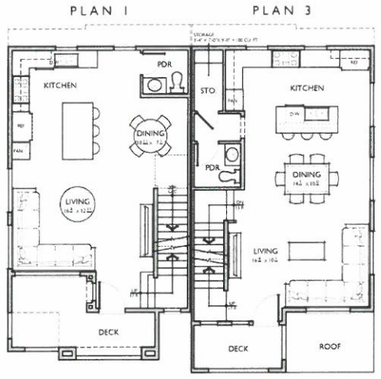
HIGH DENSITY RESIDENTIAL

04.05.23

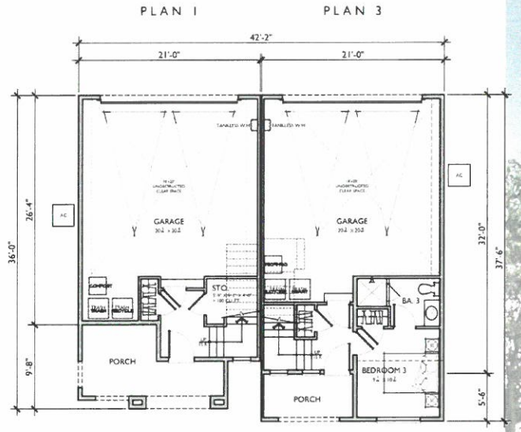
Pacific Ventures MANAGEMENT LLC



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FRONT

Transitional Farmhouse

SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"

PLAN 1
1398 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	121 SQ. FT.
2ND FLOOR	601 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1398 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	127 SQ. FT.
DECK	130 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

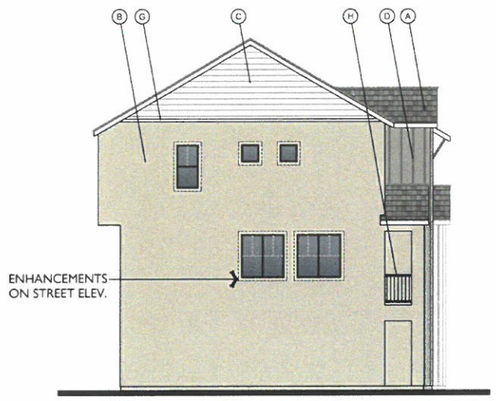
PLAN 3
1570 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	262 SQ. FT.
2ND FLOOR	658 SQ. FT.
3RD FLOOR	650 SQ. FT.
TOTAL	1570 SQ. FT.
2 - CAR GARAGE	468 SQ. FT.
PORCH	58 SQ. FT.
DECK	60 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

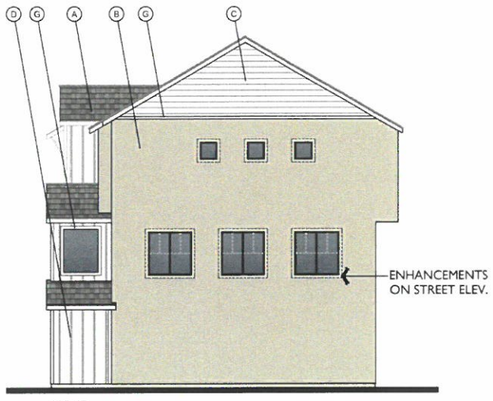
MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. STUCCO
C. HORIZONTAL SIDINGS
D. BOARD AND BATTEN
E. ROLL UP GARAGE DOOR
F. LIGHT FIXTURE
G. TRIM
H. RAILING
I. GABLE END DETAIL
J. POT-SHELF
K. AWNING



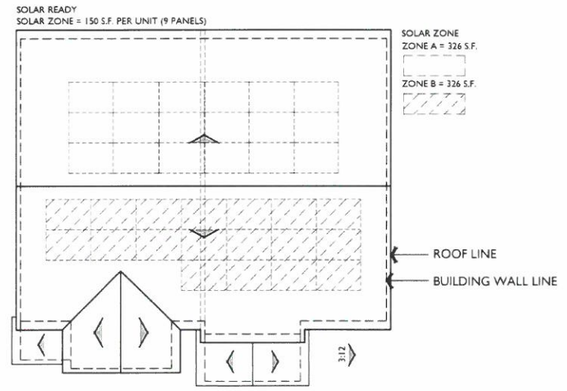
LEFT

REAR



RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A) B

PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING B - ELEV B (PLANS 1&3)

Transitional Farmhouse Elevation

BEDFORD - PHASE 3/4

Corona , California

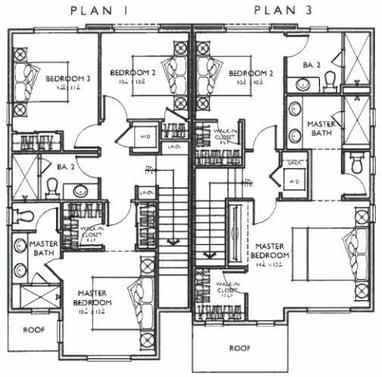
972.22322

3 STORY DUPLEX - PA I

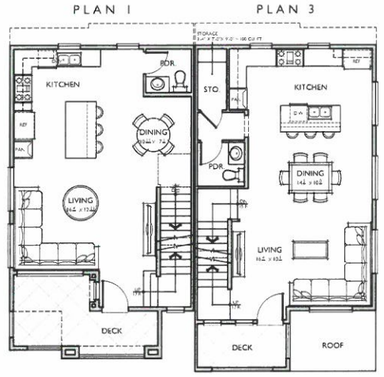
HIGH DENSITY RESIDENTIAL

04.05.23

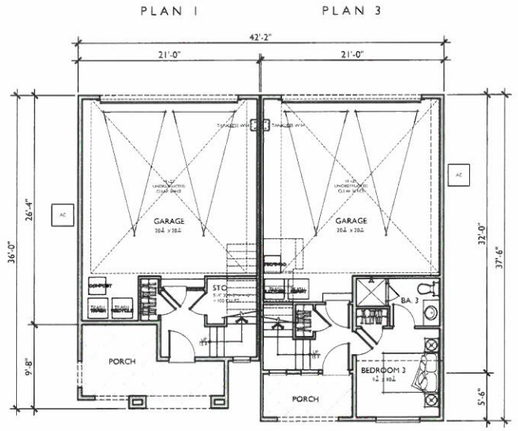
Pacific Ventures MANAGEMENT LLC



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

FRONT — Contemporary Ranch

SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"

PLAN 1
1398 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	121 SQ. FT.
2ND FLOOR	601 SQ. FT.
3RD FLOOR	677 SQ. FT.
TOTAL	1398 SQ. FT.
2 - CAR GARAGE	482 SQ. FT.
PORCH	127 SQ. FT.
DECK	130 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

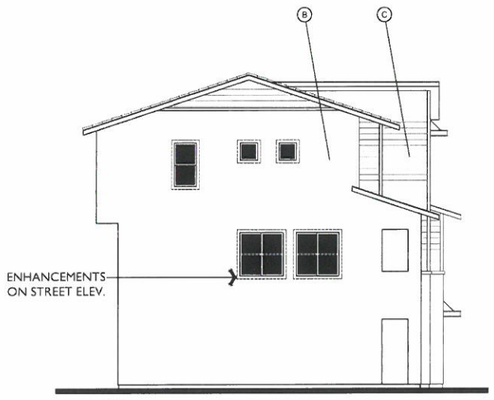
PLAN 3
1570 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	262 SQ. FT.
2ND FLOOR	658 SQ. FT.
3RD FLOOR	650 SQ. FT.
TOTAL	1570 SQ. FT.
2 - CAR GARAGE	468 SQ. FT.
PORCH	58 SQ. FT.
DECK	60 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. STUCCO
C. HORIZONTAL SIDINGS
D. BOARD AND BATTEN
E. ROLL UP GARAGE DOOR
F. LIGHT FIXTURE
G. TRIM
H. RAILING
I. GABLE END DETAIL
J. POT-SHELF
K. AWNING



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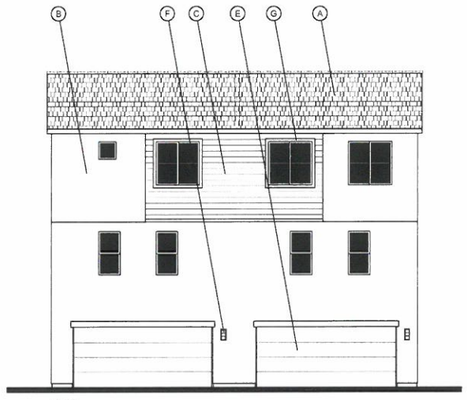

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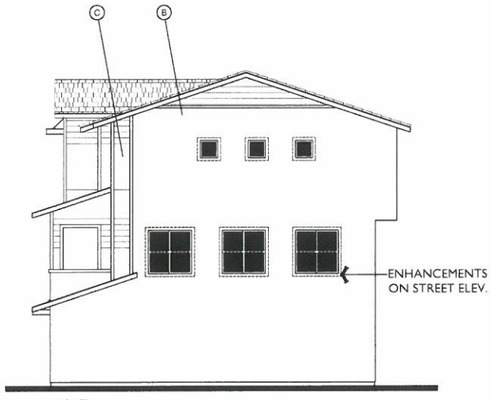
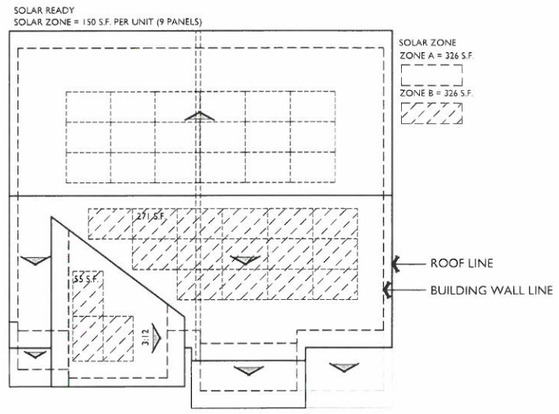


RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A) C

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING B - ELEV C (PLANS 1&3)

Contemporary Ranch Elevation

BEDFORD - PHASE 3/4

Corona , California

972.22322

3 STORY DUPLEX - PA I

HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC

SPANISH COLONIAL

TRANSITIONAL FARMHOUSE

CONTEMPORARY RANCH

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BUILDING C (PLANS 2&3)

Conceptual Front Elevations

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

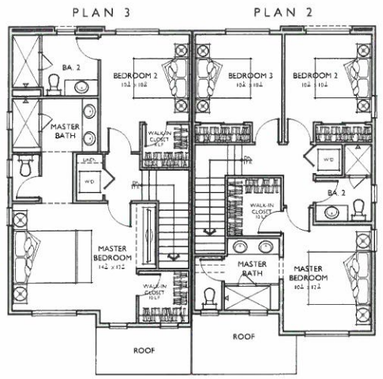
972.22322

3 STORY DUPLEX - PA I

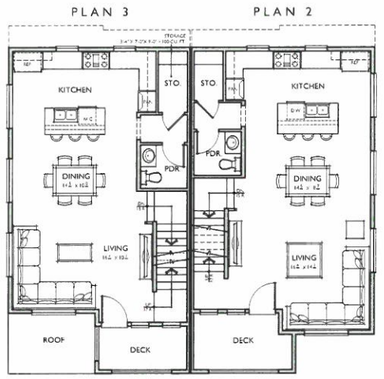
HIGH DENSITY RESIDENTIAL

04.05.23

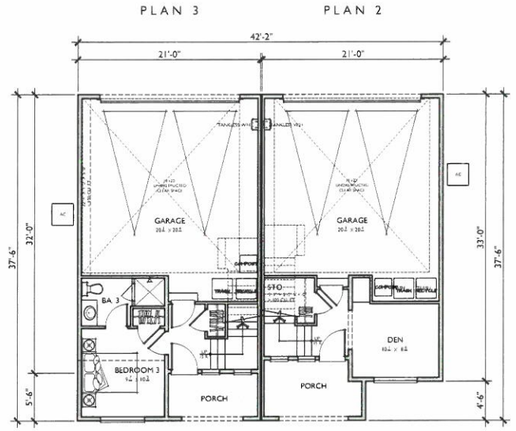
Pacific Ventures
MANAGEMENT LLC



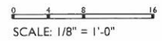
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



SCALE: 1/8" = 1'-0"

PLAN 3
1570 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	262 SQ. FT.
2ND FLOOR	658 SQ. FT.
3RD FLOOR	650 SQ. FT.
TOTAL	1570 SQ. FT.
2 - CAR GARAGE	468 SQ. FT.
PORCH	58 SQ. FT.
DECK	60 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1527 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	668 SQ. FT.
3RD FLOOR	656 SQ. FT.
TOTAL	1527 SQ. FT.
2 - CAR GARAGE	466 SQ. FT.
PORCH	79 SQ. FT.
DECK	79 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

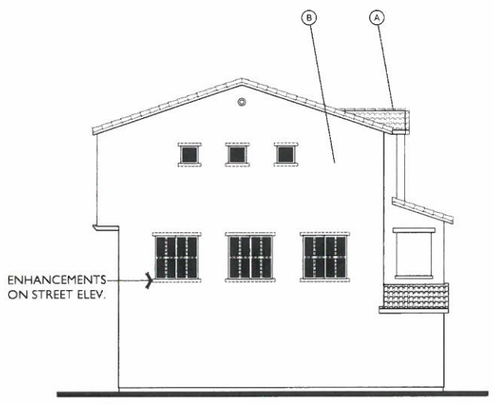
A. CONCRETE 'S' TILE
B. STUCCO
C. HORIZONTAL SIDINGS
D. BOARD AND BATTEN
E. ROLL UP GARAGE DOOR
F. LIGHT FIXTURE
G. TRIM
H. RAILING
I. GABLE END DETAIL
J. POT-SHELF
K. AWNING

FRONT

Spanish Colonial

0 2 4 8

SCALE: 1/4" = 1'-0"



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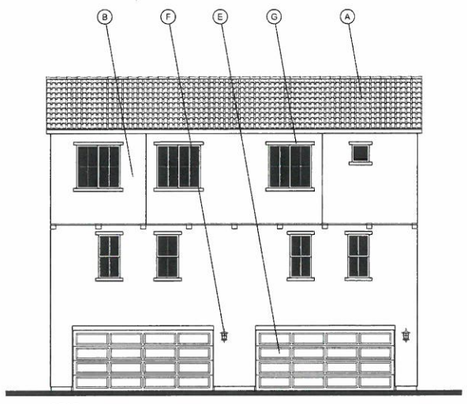

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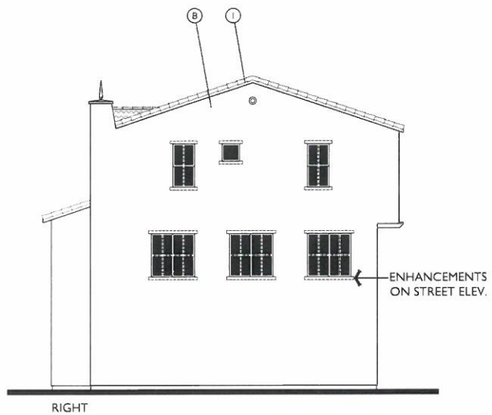
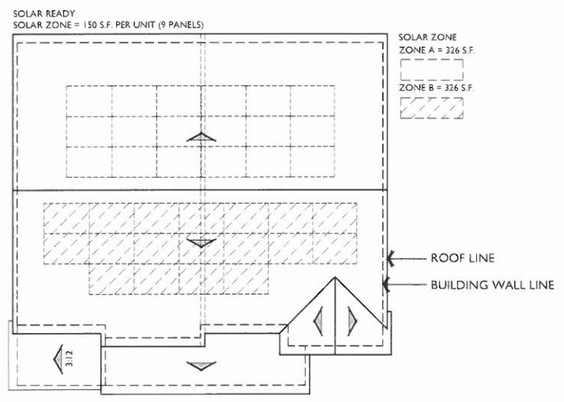


RIGHT

0 4 8 16

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A) A

PITCH: 4:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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BUILDING C - ELEV A (PLANS 2&3)

Spanish Colonial Elevation

BEDFORD - PHASE 3/4

Corona , California

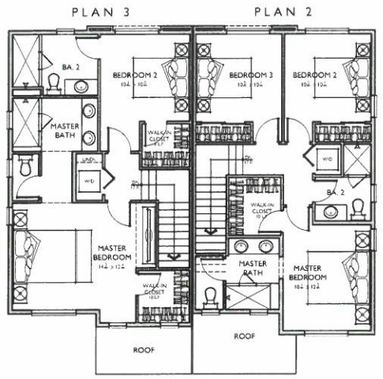
972.22322

3 STORY DUPLEX - PA I

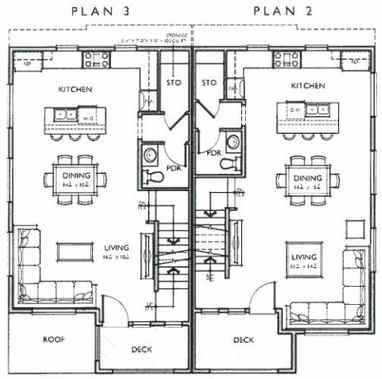
HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC



THIRD FLOOR



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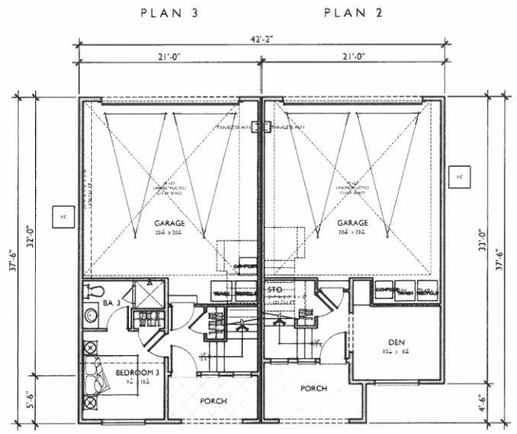


FIRST FLOOR

FRONT

Transitional Farmhouse

SCALE: 1/4" = 1'-0"

SCALE: 1/8" = 1'-0"

PLAN 3
1570 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	262 SQ. FT.
2ND FLOOR	658 SQ. FT.
3RD FLOOR	650 SQ. FT.
TOTAL	1570 SQ. FT.
2 - CAR GARAGE	468 SQ. FT.
PORCH	58 SQ. FT.
DECK	60 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

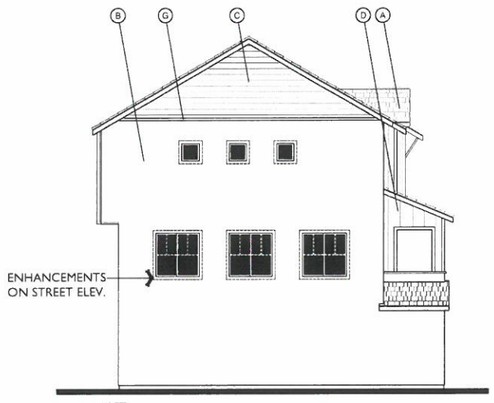
PLAN 2
1527 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	668 SQ. FT.
3RD FLOOR	656 SQ. FT.
TOTAL	1527 SQ. FT.
2 - CAR GARAGE	466 SQ. FT.
PORCH	79 SQ. FT.
DECK	79 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. STUCCO
C. HORIZONTAL SIDINGS
D. BOARD AND BATTEN
E. ROLL UP GARAGE DOOR
F. LIGHT FIXTURE
G. TRIM
H. RAILING
I. GABLE END DETAIL
J. POT-SHELF
K. AWNING



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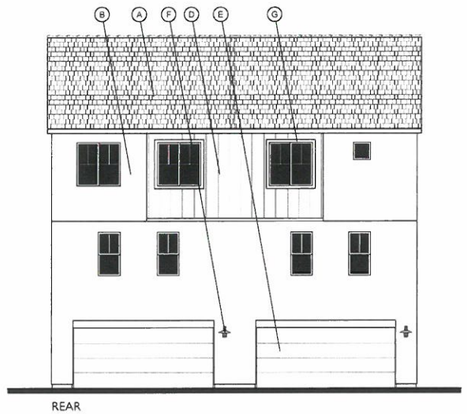
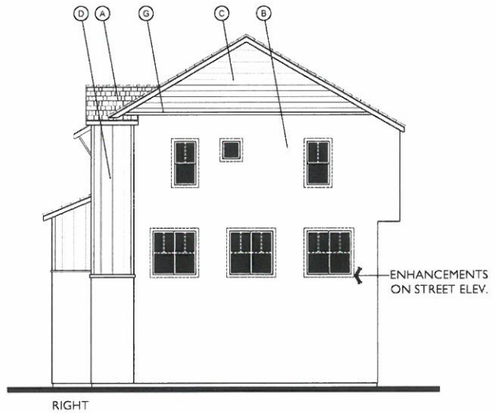
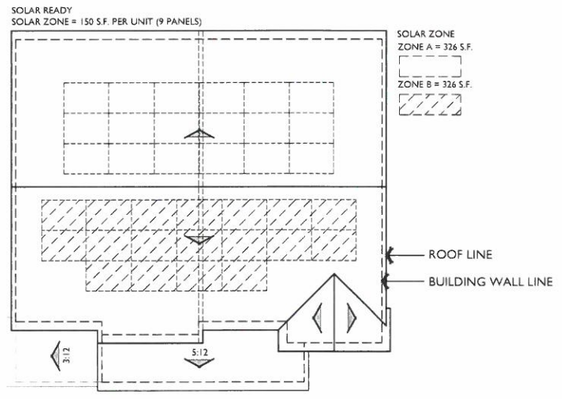


REAR



RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A) B

PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING C - ELEV B (PLANS 2&3)

Transitional Farmhouse Elevation

BEDFORD - PHASE 3/4

Corona , California

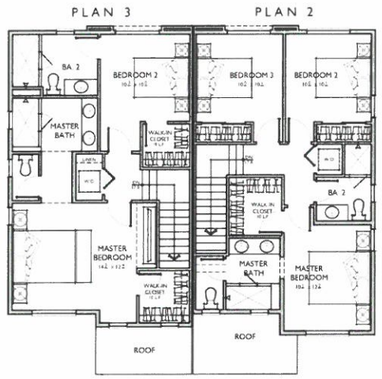
972.22322

3 STORY DUPLEX - PA I

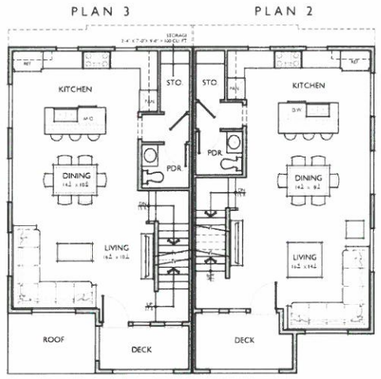
HIGH DENSITY RESIDENTIAL

04.05.23

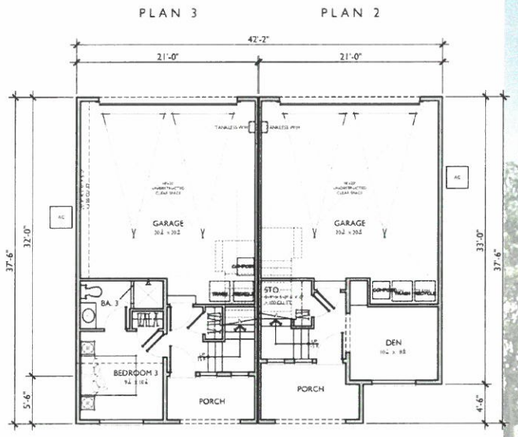
Pacific Ventures MANAGEMENT LLC



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 3
1570 SQ. FT.
3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	262 SQ. FT.
2ND FLOOR	658 SQ. FT.
3RD FLOOR	650 SQ. FT.
TOTAL	1570 SQ. FT.
2 - CAR GARAGE	468 SQ. FT.
PORCH	58 SQ. FT.
DECK	60 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

PLAN 2
1527 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	202 SQ. FT.
2ND FLOOR	668 SQ. FT.
3RD FLOOR	656 SQ. FT.
TOTAL	1527 SQ. FT.
2 - CAR GARAGE	466 SQ. FT.
PORCH	79 SQ. FT.
DECK	79 SQ. FT.

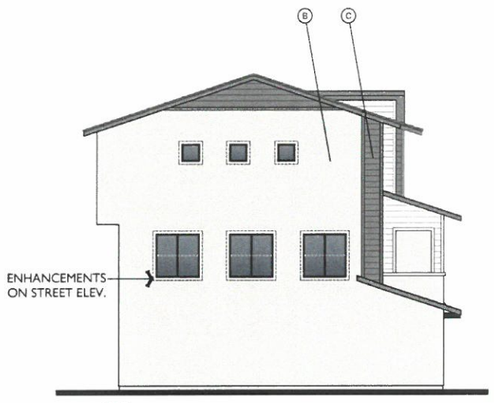
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. STUCCO
C. HORIZONTAL SIDINGS
D. BOARD AND BATTEN
E. ROLL UP GARAGE DOOR
F. LIGHT FIXTURE
G. TRIM
H. RAILING
I. GABLE END DETAIL
J. POT-SHELF
K. AWNING

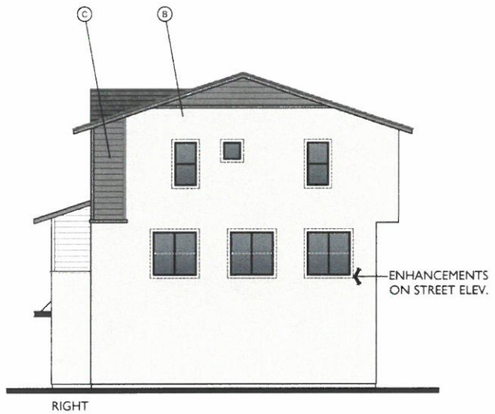
FRONT — Contemporary Ranch

0 2 4 8
SCALE: 1/4" = 1'-0"



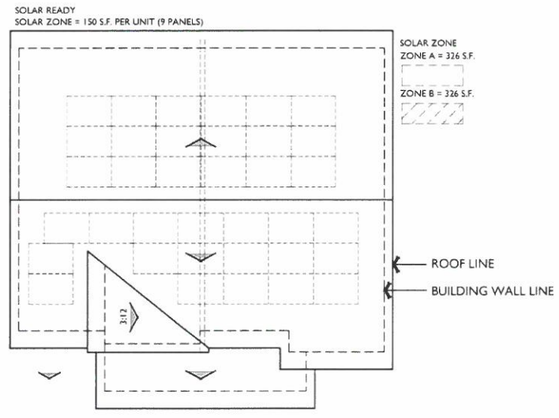
LEFT

REAR



RIGHT

0 4 8 16
SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A) C

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: CONCRETE FLAT TILE

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BUILDING C - ELEV C (PLANS 2&3)

Contemporary Ranch Elevation

BEDFORD - PHASE 3/4

Corona , California

972.22322

3 STORY DUPLEX - PA I

HIGH DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC

BEDFORD AT ARANTINE HILLS - PHASE 3/4
CORONA , CA
CONCEPTUAL 6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

Pacific Ventures
MANAGEMENT LLC

COVER PAGE
COMPOSITE PLANS - 1ST
COMPOSITE PLANS - 2ND
STREET SCENES

PLAN 1 - 1,826 SQ. FT.

PLAN 1 CONCEPTUAL FRONT ELEVATIONS
PLAN 1 CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 1 CONCEPTUAL AMERICAN FARMHOUSE FLOOR PLAN & ELEVATIONS
PLAN 1 CONCEPTUAL CONTEMPORARY RANCH FLOOR PLAN & ELEVATIONS

PLAN 2 - 1,957 SQ. FT.

PLAN 2 CONCEPTUAL FRONT (AISLE) ELEVATIONS
PLAN 2 CONCEPTUAL RIGHT (STREET) ELEVATIONS
PLAN 2 CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 2 CONCEPTUAL AMERICAN FARMHOUSE FLOOR PLAN & ELEVATIONS
PLAN 2 CONCEPTUAL CONTEMPORARY RANCH FLOOR PLAN & ELEVATIONS

PLAN 3 - 2,175 SQ. FT.

PLAN 3 CONCEPTUAL FRONT ELEVATIONS
PLAN 3 CONCEPTUAL SPANISH COLONIAL FLOOR PLAN & ELEVATIONS
PLAN 3 CONCEPTUAL AMERICAN FARMHOUSE FLOOR PLAN & ELEVATIONS
PLAN 3 CONCEPTUAL CONTEMPORARY RANCH FLOOR PLAN & ELEVATIONS

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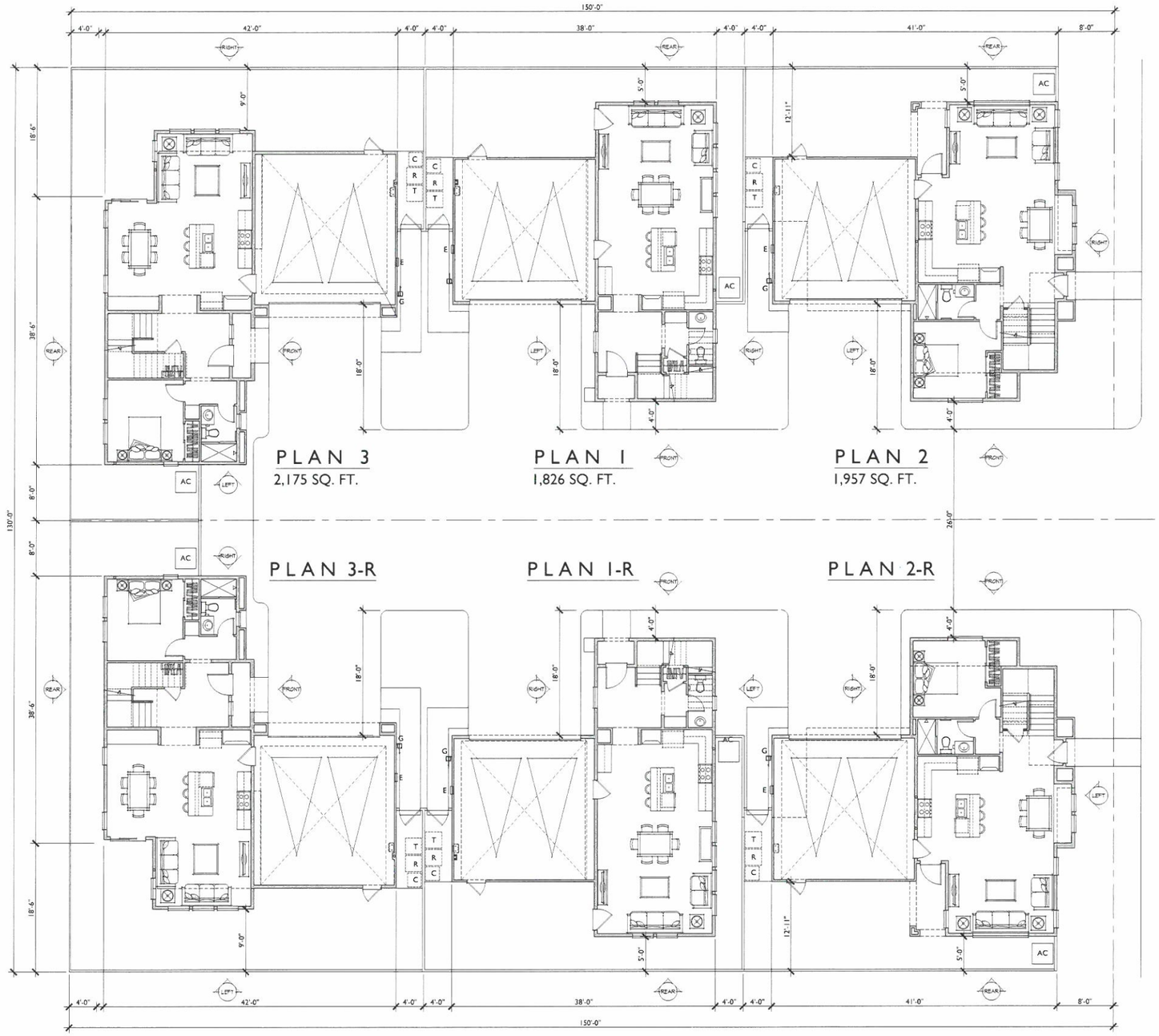
EXHIBIT 11



FIRST FLOOR

COMPOSITE PLAN

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

972.22324

6-PACK 2-STORY - PA 4

MEDIUM DENSITY RESIDENTIAL

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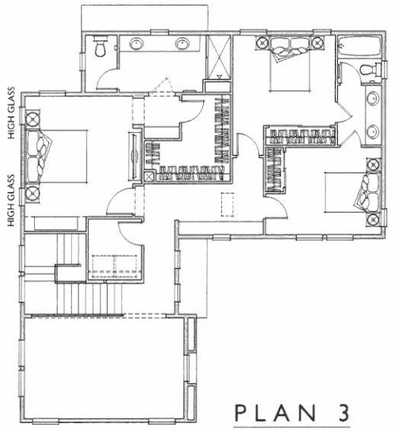
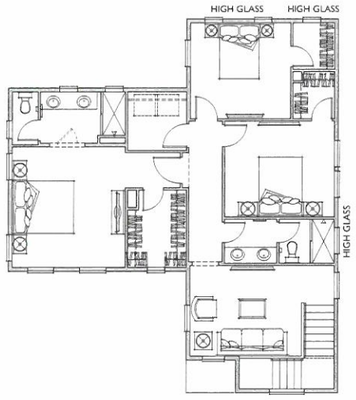
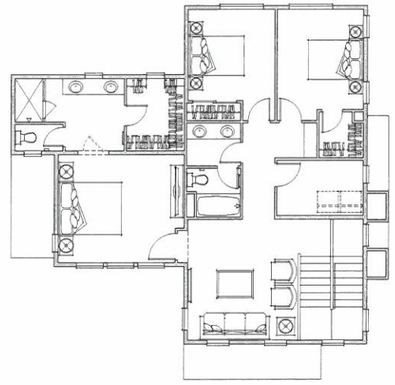


PLAN 3

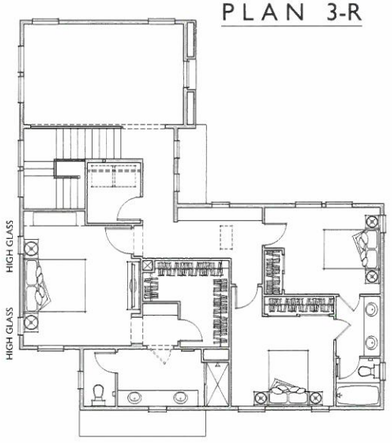


PLAN 1



PLAN 2

PLAN 3-R



PLAN 1-R

PLAN 2-R

SECOND FLOOR

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COMPOSITE PLAN

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

972.22324

6-PACK 2-STORY - PA 4

MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

DRIVEAISLE

PRIVATE STREET

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STREET SCENES

BEDFORD - PHASE 3/4

Corona , California

0 2 4 8

972.22324

6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

SPANISH COLONIAL
SCHEME 3

AMERICAN FARMHOUSE
SCHEME 4

CONTEMPORARY RANCH
SCHEME 8

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PLAN I
Conceptual Front Elevation

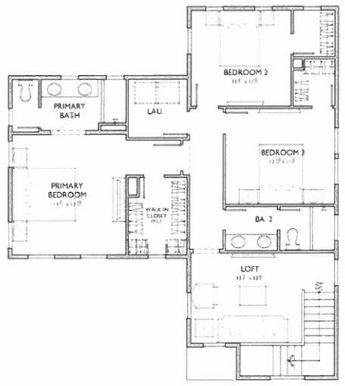
BEDFORD - PHASE 3/4
Corona , California

972.22324

6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC



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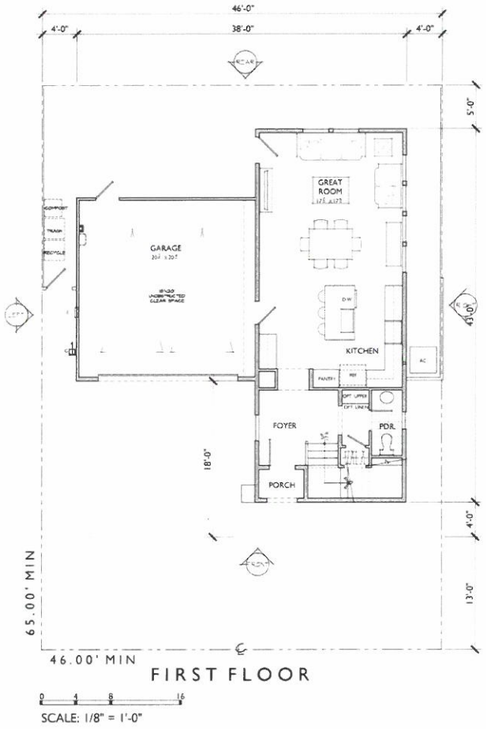


FIRST FLOOR

SCALE: 1/8" = 1'-0"

FRONT F Spanish Colonial

SCALE: 1/4" = 1'-0"

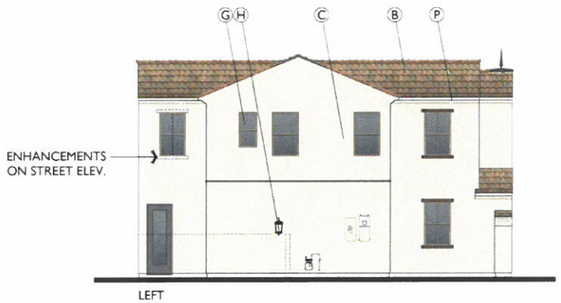
PLAN 1

TARGET: 1,839 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

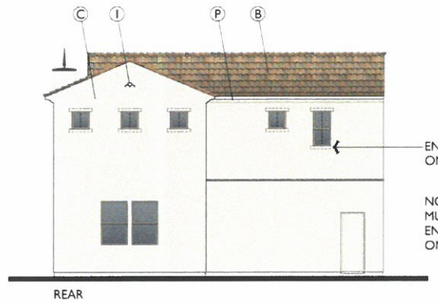
FLOOR AREA TABLE	
1ST FLOOR	733 SQ. FT.
2ND FLOOR	1093 SQ. FT.
TOTAL LIVING	**1826 SQ. FT.**
2 - CAR GARAGE	431 SQ. FT.
PORCH	22 SQ. FT.
LOT COVERAGE	40%

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATTEN
F. ROLL UP GARAGE DOOR
G. VINYL WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. POTSHELF
N. AWNING
O. DECORATIVE OUTLOOKER
P. FOAM EAVE
Q. STANDING METAL SEAM

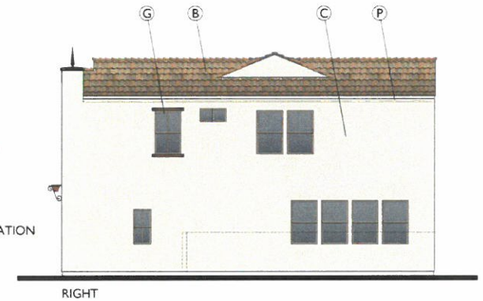


LEFT



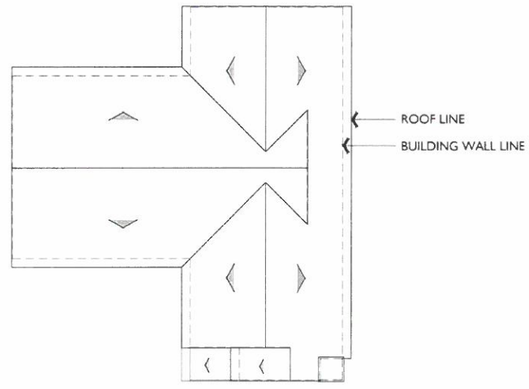
REAR

NOTE:
MUNTINS ON ENHANCED ELEVATION ONLY



RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 1A
Spanish Colonial Elevation

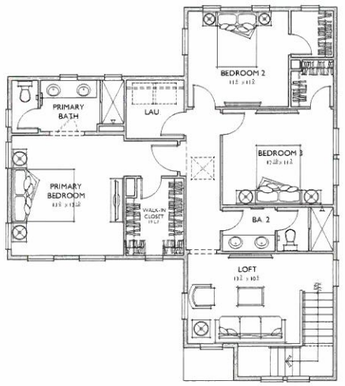
BEDFORD - PHASE 3/4
Corona , California

972.22324

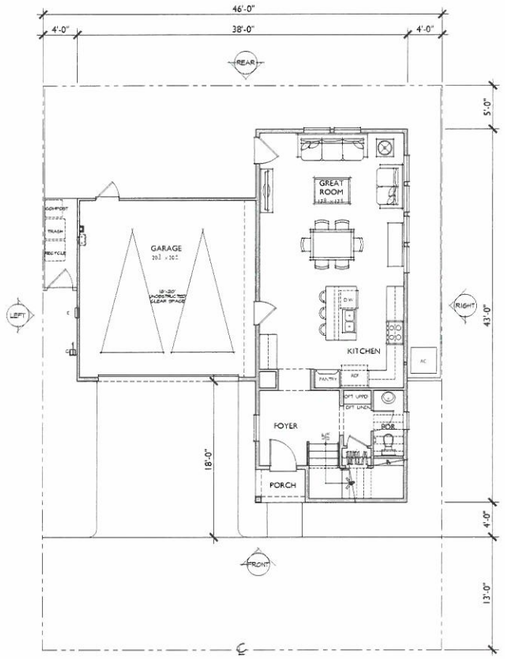
6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"

American Farmhouse

SCALE: 1/4" = 1'-0"

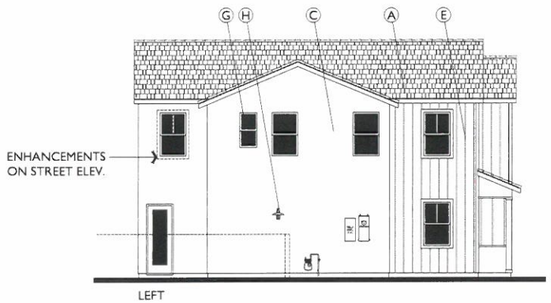
PLAN 1

TARGET: 1,839 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	733 SQ. FT.
2ND FLOOR	1093 SQ. FT.
TOTAL LIVING	**1826 SQ. FT.**
2 - CAR GARAGE	431 SQ. FT.
PORCH	22 SQ. FT.
LOT COVERAGE	40%

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATTEN
F. ROLL UP GARAGE DOOR
G. VINYL WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. POTSHELF
N. AWNING
O. DECORATIVE OUTLOOKER
P. FOAM EAVE
Q. STANDING METAL SEAM



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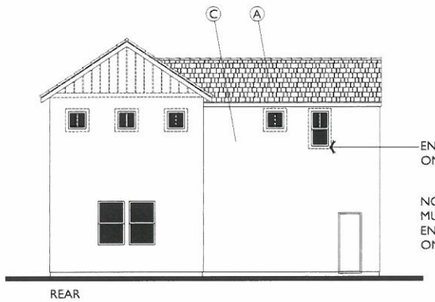
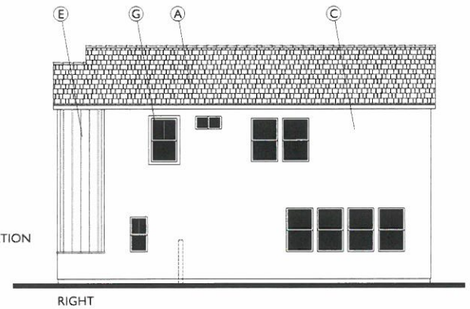


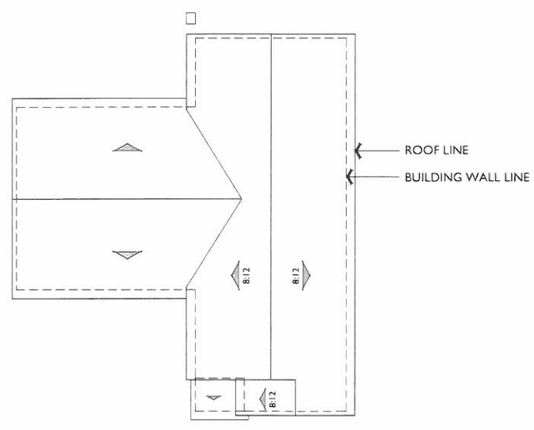
REAR

NOTE:
MUNTINS ON ENHANCED ELEVATION ONLY



RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1B
American Farmhouse Elevation

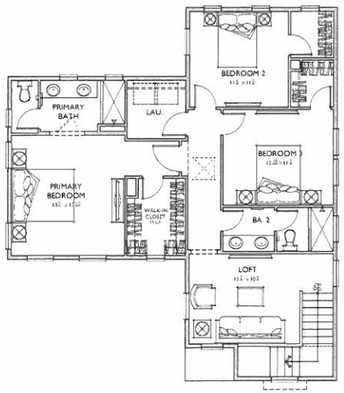
BEDFORD - PHASE 3/4
Corona , California

972.22324

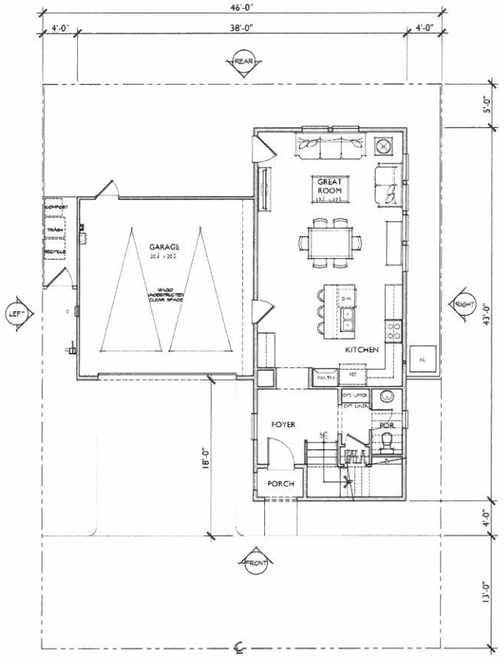
6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

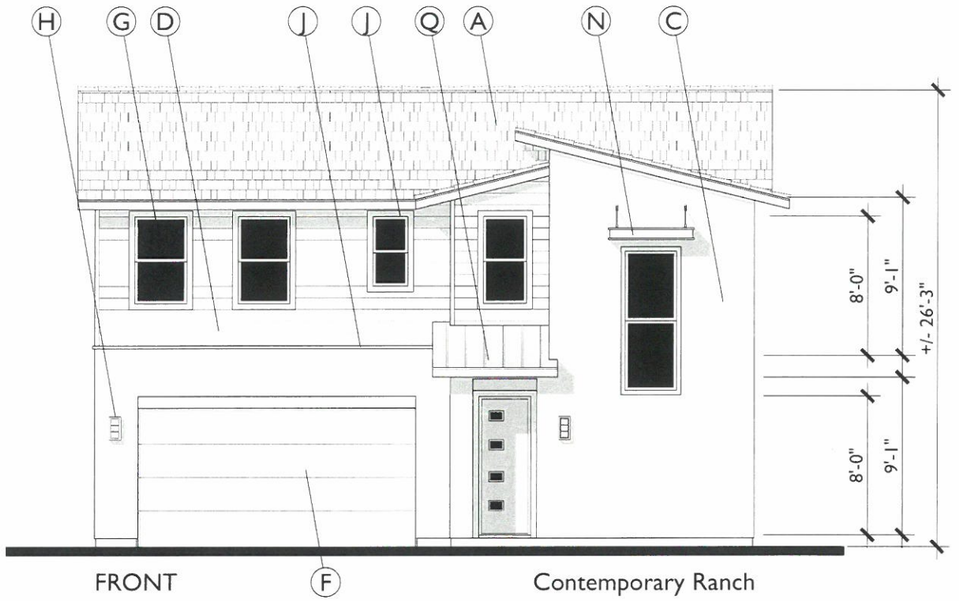


SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"



FRONT

Contemporary Ranch

SCALE: 1/4" = 1'-0"

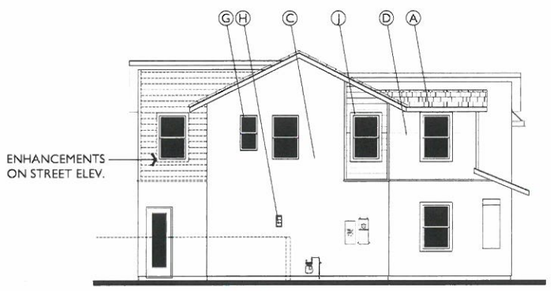
PLAN 1

TARGET: 1,839 SQ. FT.
3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	733 SQ. FT.
2ND FLOOR	1093 SQ. FT.
TOTAL LIVING	**1826 SQ. FT.**
2 - CAR GARAGE	431 SQ. FT.
PORCH	22 SQ. FT.
LOT COVERAGE	40%

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATTEN
F. ROLL UP GARAGE DOOR
G. VINYL WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. POTSHELF
N. AWNING
O. DECORATIVE OUTLOOKER
P. FOAM EAVE
Q. STANDING METAL SEAM



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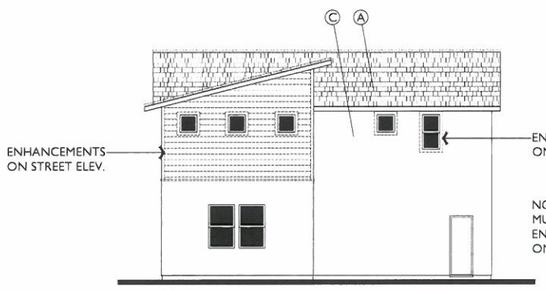
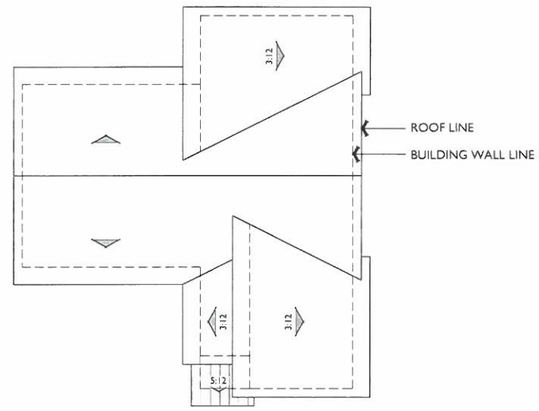


REAR

NOTE:
MUNTINS ON ENHANCED ELEVATION ONLY

RIGHT

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 6:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 1C

Contemporary Ranch Elevation

BEDFORD - PHASE 3/4

Corona , California

972.22324

6-PACK 2-STORY - PA 4

MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures MANAGEMENT LLC

SPANISH COLONIAL
SCHEME 1

AMERICAN FARMHOUSE
SCHEME 6

CONTEMPORARY RANCH
SCHEME 7

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PLAN 2
Conceptual Front (Aisle) Elevation

BEDFORD - PHASE 3/4
Corona , California

972.22324

6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

TRANSITIONAL SPANISH
SCHEME 1

AMERICAN FARMHOUSE
SCHEME 6

CONTEMPORARY RANCH
SCHEME 7

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PLAN 2
Conceptual Right (Street) Elevation

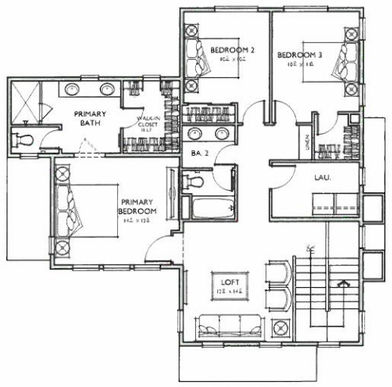
BEDFORD - PHASE 3/4
Corona , California

972.22324

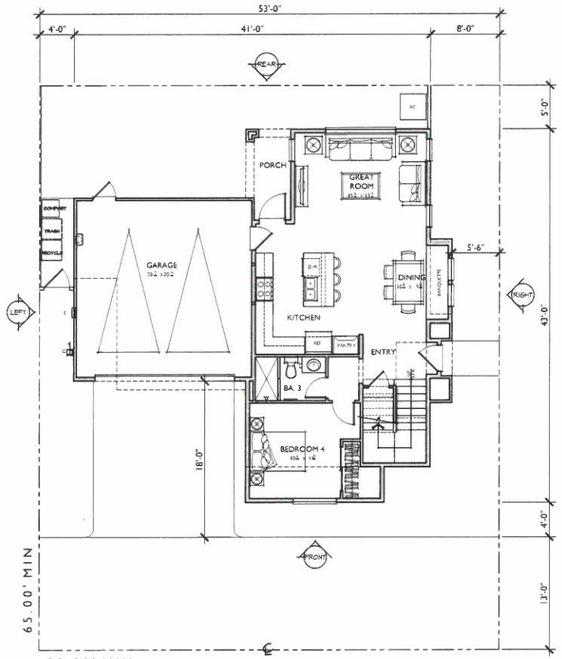
6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

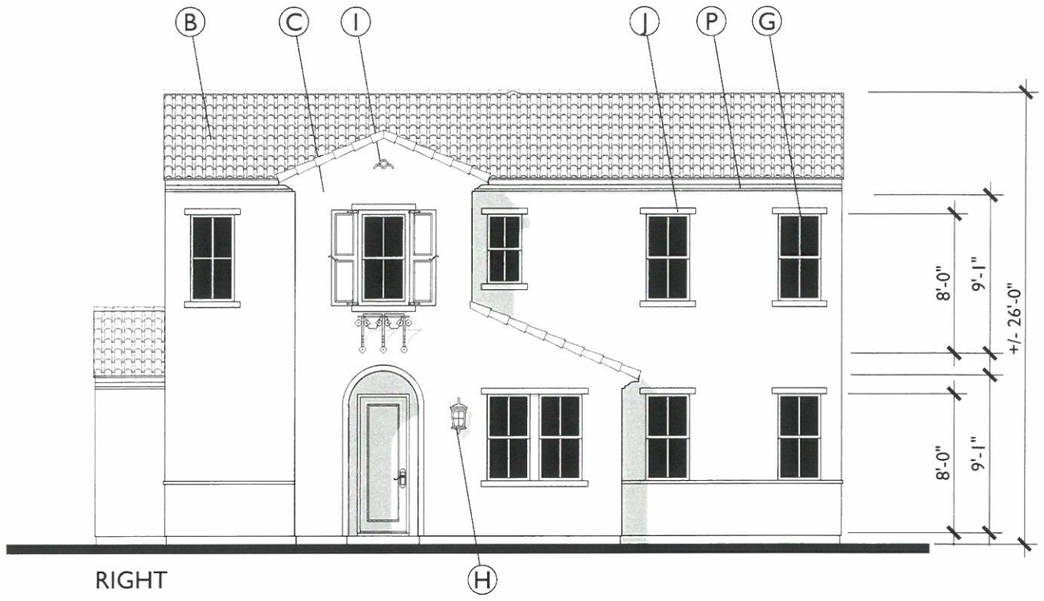


SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"



RIGHT

SCALE: 1/4" = 1'-0"

PLAN 2

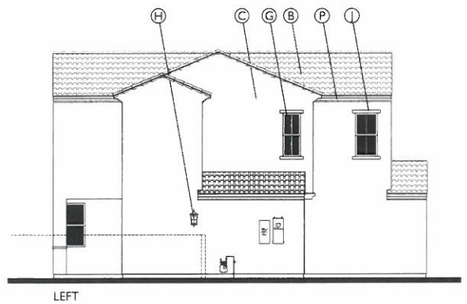
TARGET: 1,840 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	854 SQ. FT.
2ND FLOOR	1103 SQ. FT.
TOTAL LIVING	**1957 SQ. FT.**
2 - CAR GARAGE	432 SQ. FT.
PORCH	51 SQ. FT.
LOT COVERAGE	39%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATTEN
F. ROLL UP GARAGE DOOR
G. VINYL WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. POTSHELF
N. AWNING
O. DECORATIVE OUTLOOKER
P. FOAM EAVE
Q. STANDING METAL SEAM



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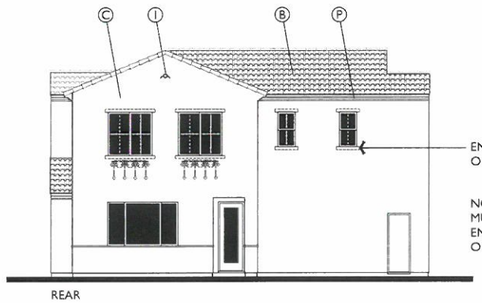
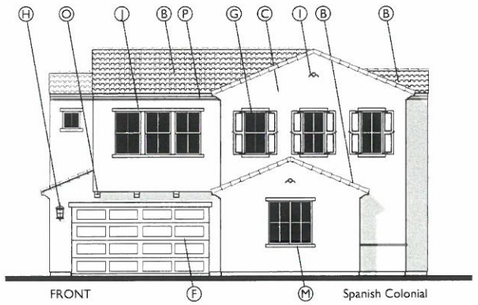


ENHANCEMENTS ON STREET ELEV.

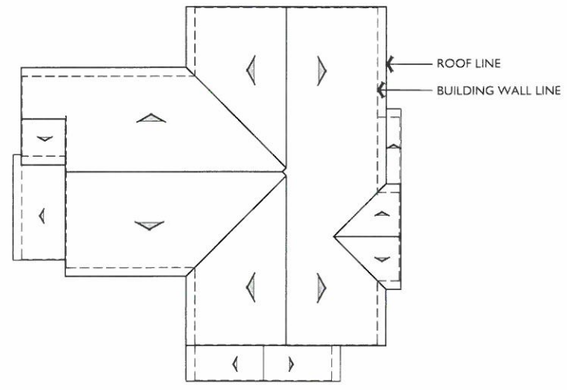
NOTE:
MUNTINS ON ENHANCED ELEVATION ONLY

REAR



FRONT (F) (M) Spanish Colonial

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: TIGHT
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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PLAN 2A
Spanish Colonial Elevation

BEDFORD - PHASE 3/4
Corona , California

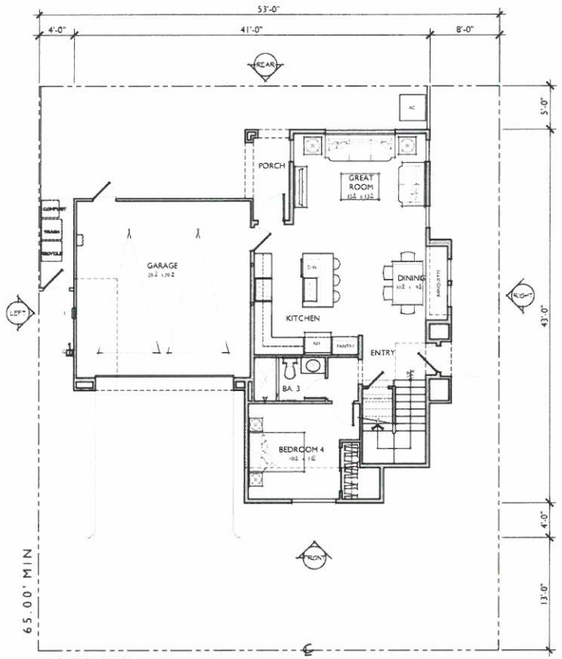
972.22324

6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

SECOND FLOOR



SCALE: 1/8" = 1'-0"

FIRST FLOOR

RIGHT

SCALE: 1/4" = 1'-0"

PLAN 2

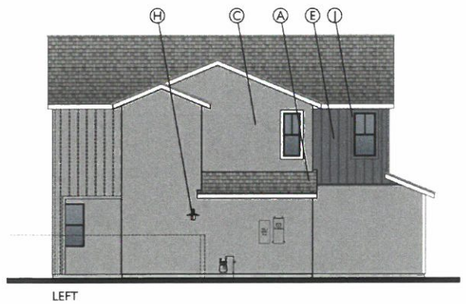
TARGET: 1,840 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	854 SQ. FT.
2ND FLOOR	1103 SQ. FT.
TOTAL LIVING	**1957 SQ. FT.**
2 - CAR GARAGE	432 SQ. FT.
PORCH	51 SQ. FT.
LOT COVERAGE	39%

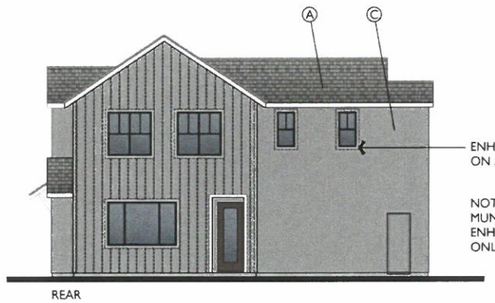
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATTEN
F. ROLL UP GARAGE DOOR
G. VINYL WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. POTSHELF
N. AWNING
O. DECORATIVE OUTLOOKER
P. FOAM EAVE
Q. STANDING METAL SEAM



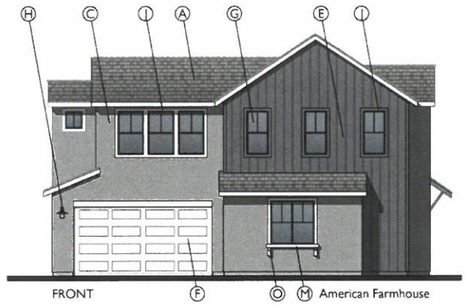
LEFT



ENHANCEMENTS ON STREET ELEV.

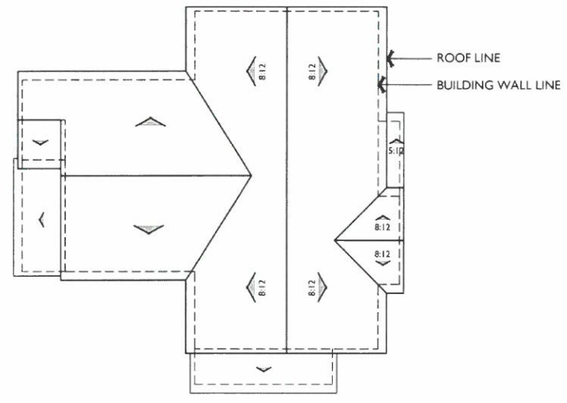
NOTE:
MUNTINS ON ENHANCED ELEVATION ONLY

REAR



FRONT American Farmhouse

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2B
American Farmhouse Elevation

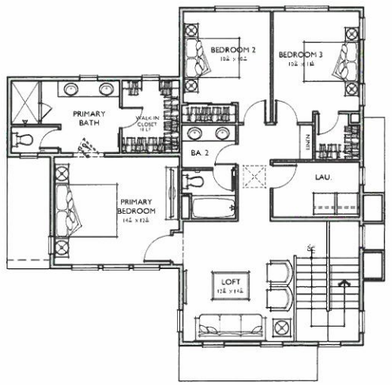
BEDFORD - PHASE 3/4
Corona , California

972.22324

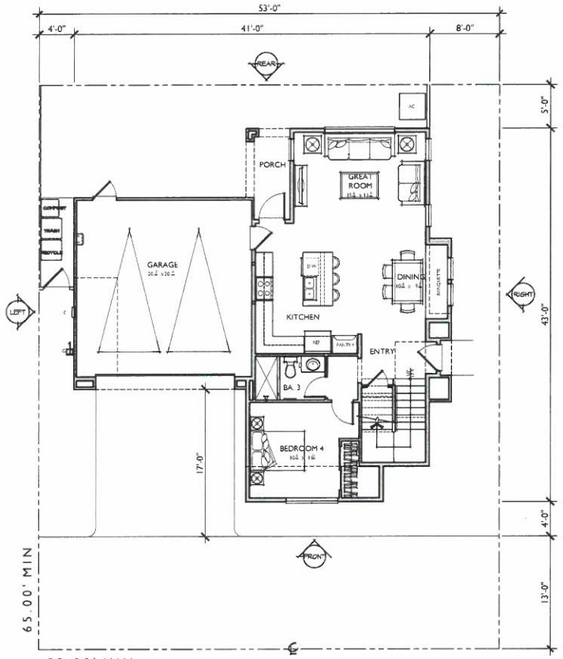
6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"

RIGHT

SCALE: 1/4" = 1'-0"

PLAN 2

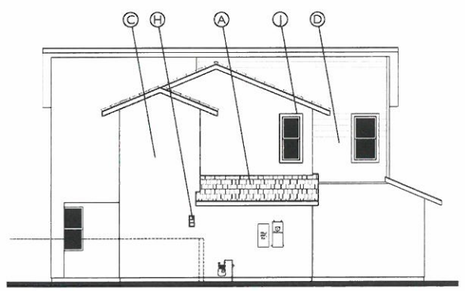
TARGET: 1,840 SQ. FT.
4 BEDROOMS / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	854 SQ. FT.
2ND FLOOR	1103 SQ. FT.
TOTAL LIVING	**1957 SQ. FT.**
2 - CAR GARAGE	432 SQ. FT.
PORCH	51 SQ. FT.
LOT COVERAGE	39%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATTEN
F. ROLL UP GARAGE DOOR
G. VINYL WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. POTSHELF
N. AWNING
O. DECORATIVE OUTLOOKER
P. FOAM EAVE
Q. STANDING METAL SEAM



LEFT

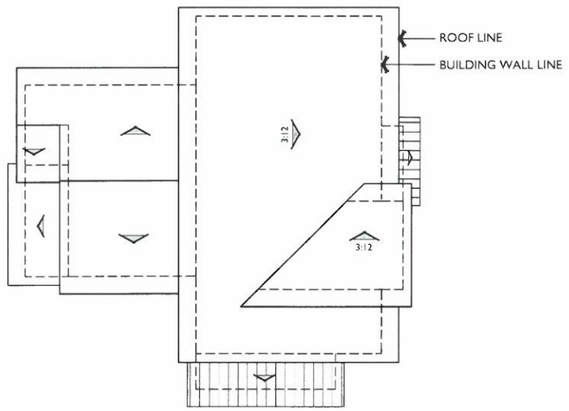
ENHANCEMENTS ON STREET ELEV.

NOTE:
MUNTINS ON ENHANCED ELEVATION ONLY

REAR

FRONT F G Contemporary Ranch

SCALE: 1/8" = 1'-0"



FRONT

ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 2C
Contemporary Ranch Elevation

BEDFORD - PHASE 3/4
Corona , California

972.22324

6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

SPANISH COLONIAL
SCHEME 2

AMERICAN FARMHOUSE
SCHEME 5

CONTEMPORARY RANCH
SCHEME 9

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PLAN 3
Conceptual Front Elevation

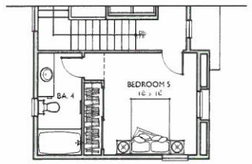
BEDFORD - PHASE 3/4
Corona , California

972.22324

6-PACK 2-STORY - PA 4
MEDIUM DENSITY RESIDENTIAL

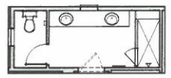
04.05.23

Pacific Ventures
MANAGEMENT LLC



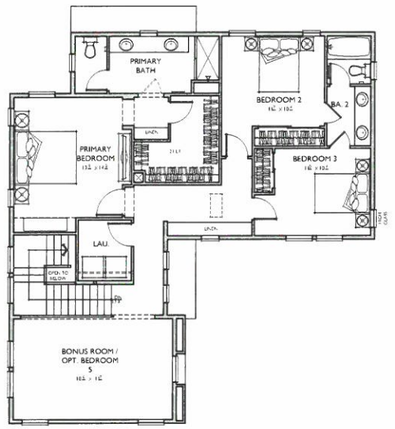
OPT. BEDROOM 5 w/ BA.4

IN LIEU OF BONUS ROOM

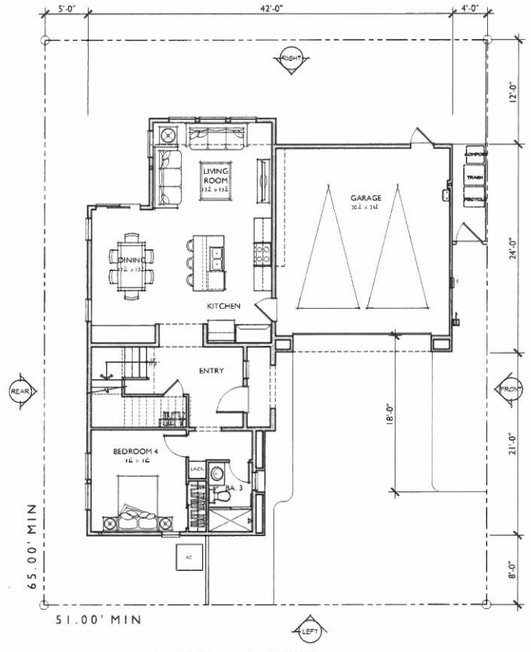


OPT. PRIMARY BATH

IN LIEU OF BONUS ROOM



SECOND FLOOR



FIRST FLOOR

SCALE: 1/8" = 1'-0"

PLAN 3

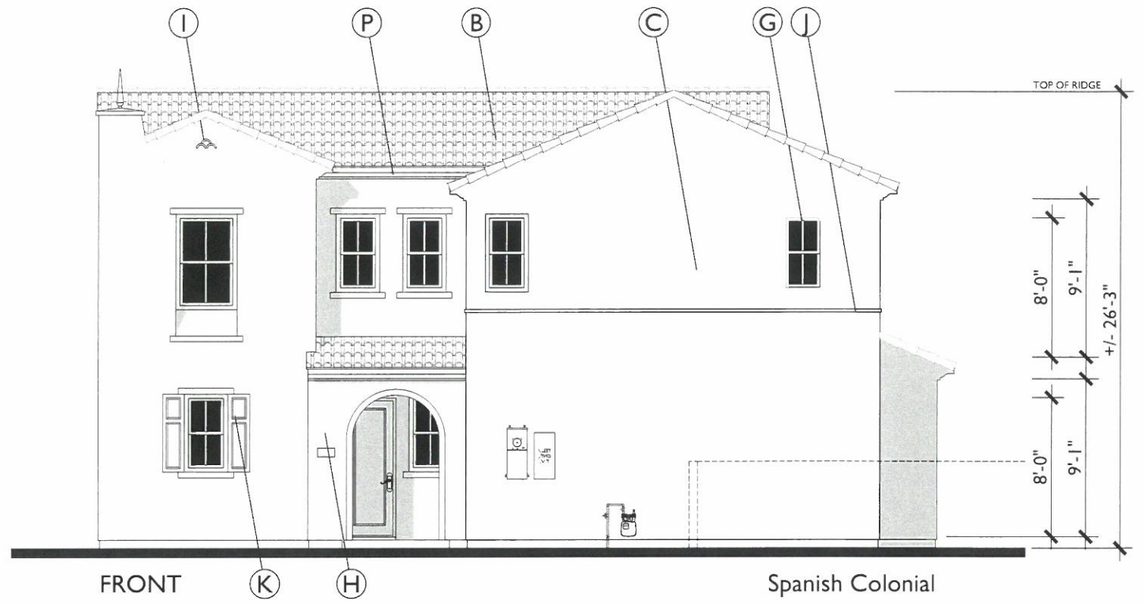
4 BEDROOMS / 3 BATHS / BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	907 SQ. FT.
2ND FLOOR	1268 SQ. FT.
TOTAL LIVING	**2175 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
PORCH	30 SQ. FT.
LOT COVERAGE	43%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATTEN
F. ROLL UP GARAGE DOOR
G. VINYL WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. POTSHELF
N. AWNING
O. DECORATIVE OUTLOOKER
P. FOAM EAVE
Q. STANDING METAL SEAM

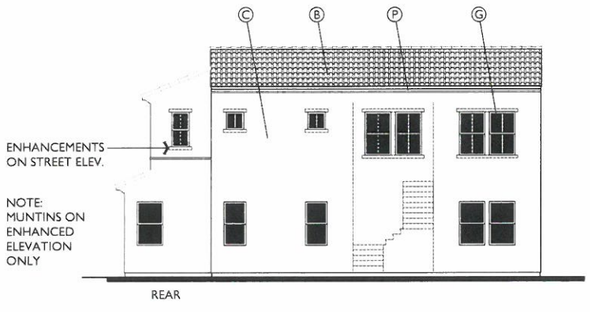


Spanish Colonial

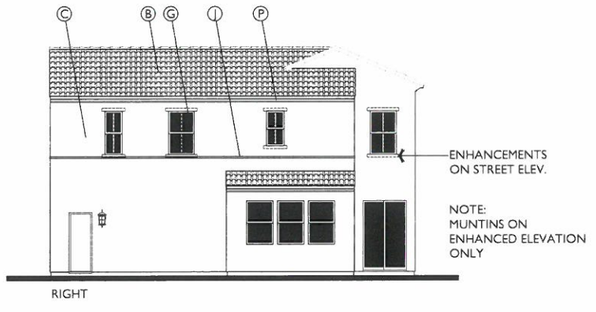
0 2 4 8

SCALE: 1/4" = 1'-0"

LEFT



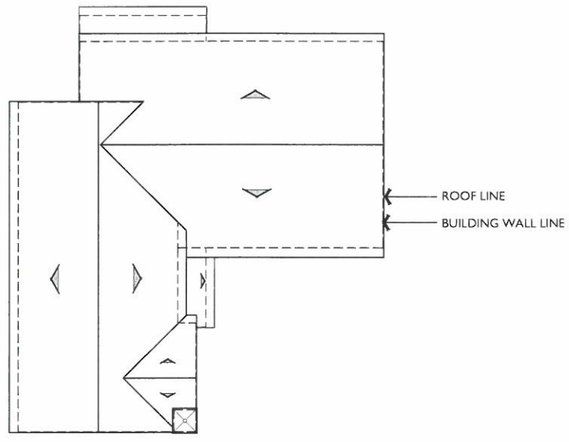
REAR



RIGHT

0 4 8 16

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

1/8"=1'-0"

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

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tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 3A

Spanish Colonial Elevation

BEDFORD - PHASE 3/4

Corona , California

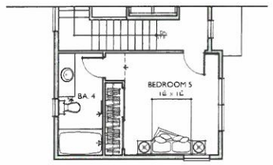
972.22324

6-PACK 2-STORY - PA 4

MEDIUM DENSITY RESIDENTIAL

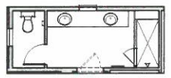
04.05.23

Pacific Ventures
MANAGEMENT LLC



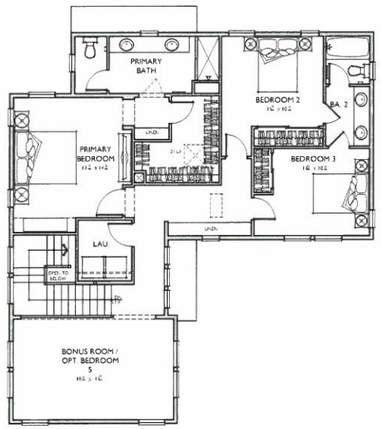
OPT. BEDROOM 5 w/ BA.4

IN LIEU OF BONUS ROOM

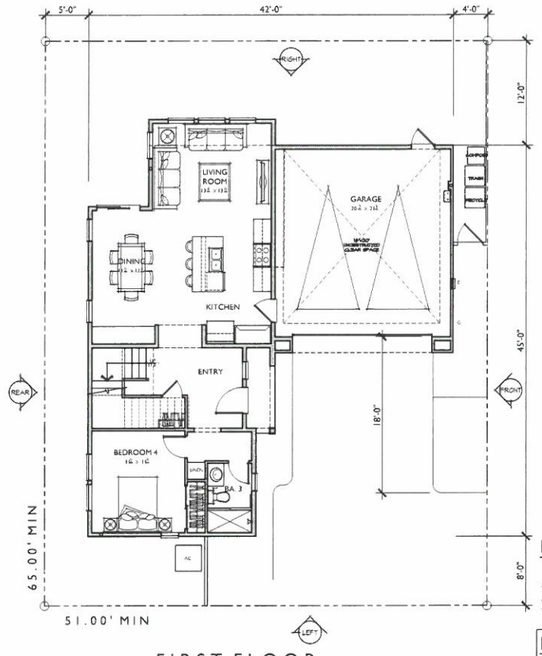


OPT. PRIMARY BATH

IN LIEU OF BONUS ROOM



SECOND FLOOR



FIRST FLOOR

0 4 8 16

SCALE: 1/8" = 1'-0"

American Farmhouse

0 2 4 8

SCALE: 1/4" = 1'-0"

PLAN 3

4 BEDROOMS / 3 BATHS / BONUS ROOM
2 - CAR GARAGE

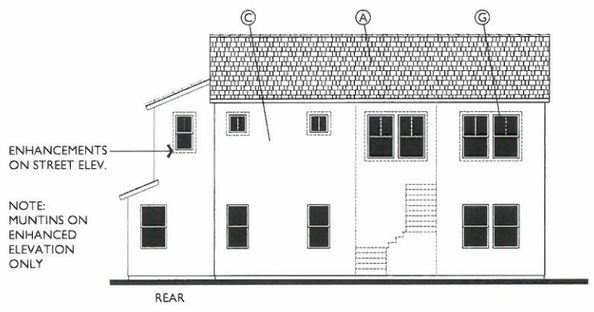
FLOOR AREA TABLE	
1ST FLOOR	907 SQ. FT.
2ND FLOOR	1268 SQ. FT.
TOTAL LIVING	**2175 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
PORCH	30 SQ. FT.
LOT COVERAGE	43%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

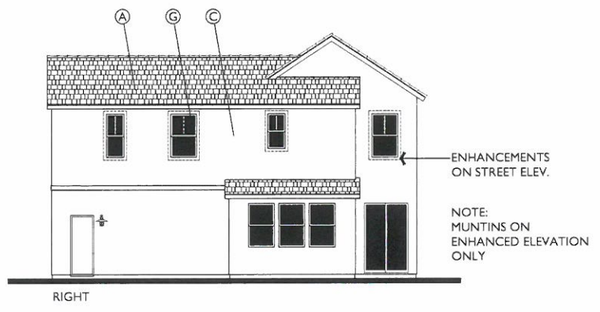
MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATTEN
F. ROLL UP GARAGE DOOR
G. VINYL WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. POTSHELF
N. AWNING
O. DECORATIVE OUTLOOKER
P. FOAM EAVE
Q. STANDING METAL SEAM

LEFT



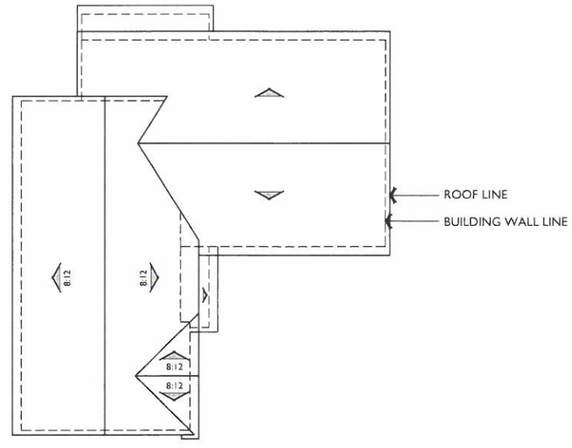
REAR



RIGHT

0 4 8 16

SCALE: 1/8" = 1'-0"



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: FLAT CONCRETE TILE

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PLAN 3B

American Farmhouse Elevation

BEDFORD - PHASE 3/4

Corona , California

972.22324

6-PACK 2-STORY - PA 4

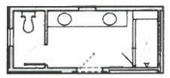
MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

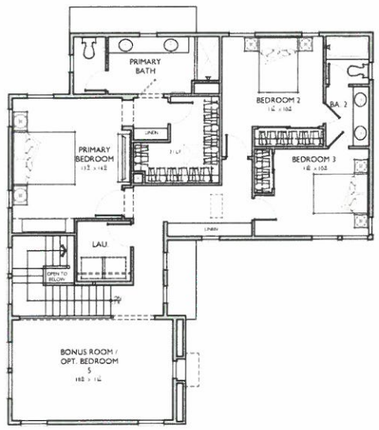
OPT. BEDROOM 5 w/ BA.4

IN LIEU OF BONUS ROOM

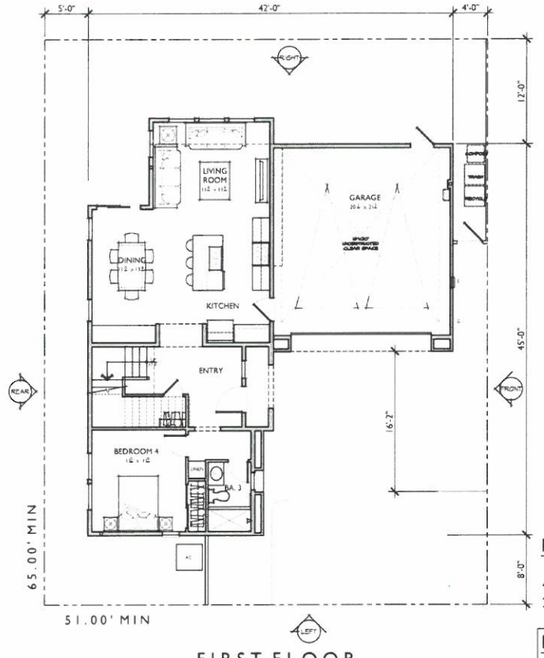


OPT. PRIMARY BATH

IN LIEU OF BONUS ROOM



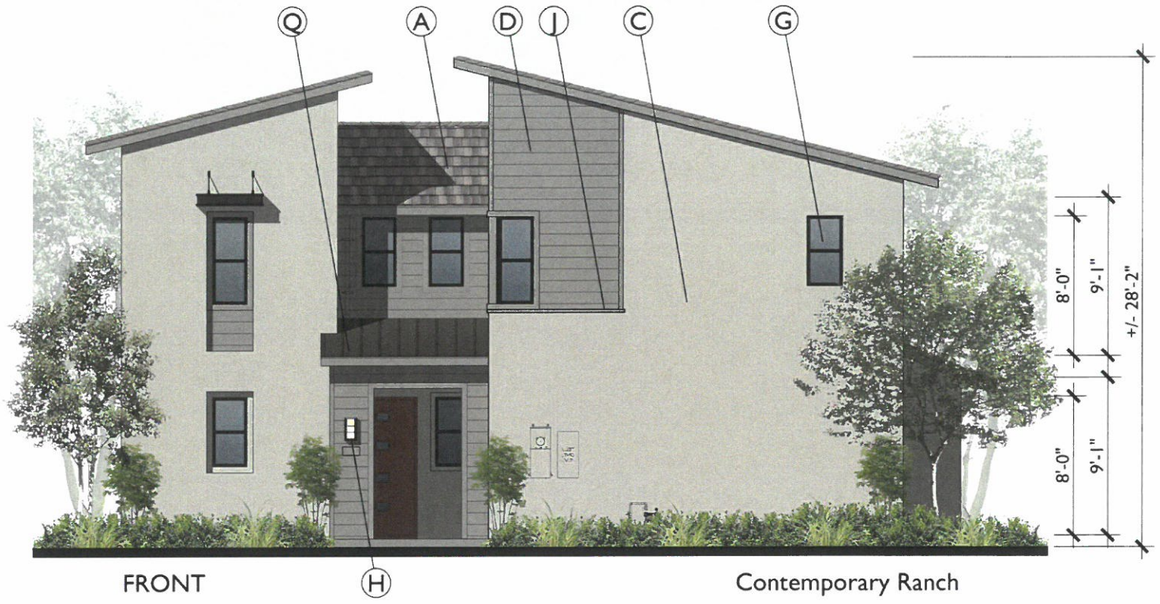
SECOND FLOOR



FIRST FLOOR

0 4 8 16

SCALE: 1/8" = 1'-0"



FRONT

Contemporary Ranch

0 2 4 8

SCALE: 1/4" = 1'-0"

PLAN 3

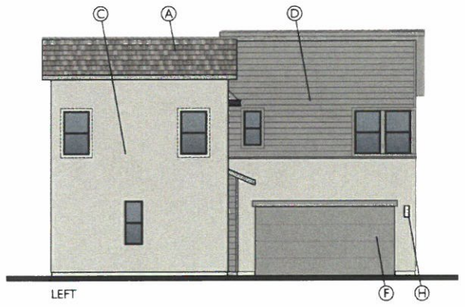
4 BEDROOMS / 3 BATHS / BONUS ROOM
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	907 SQ. FT.
2ND FLOOR	1268 SQ. FT.
TOTAL LIVING	**2175 SQ. FT.**
2 - CAR GARAGE	450 SQ. FT.
PORCH	30 SQ. FT.
LOT COVERAGE	43%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

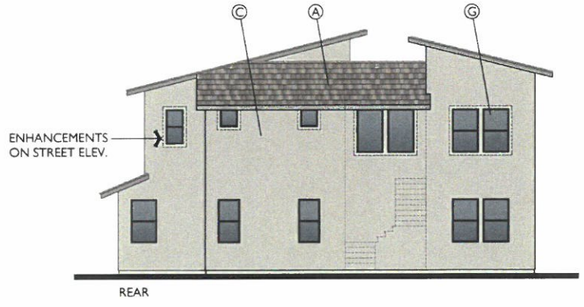
MATERIAL LEGEND

A. CONCRETE FLAT TILE
B. CONCRETE 'S' TILE
C. STUCCO
D. HORIZONTAL SIDING
E. BOARD AND BATTEN
F. ROLL UP GARAGE DOOR
G. VINYL WINDOW
H. LIGHT FIXTURE
I. GABLE END DETAIL
J. TRIM
K. SHUTTER
L. POST
M. POTSHELF
N. AWNING
O. DECORATIVE OUTLOOKER
P. FOAM EAVE
Q. STANDING METAL SEAM

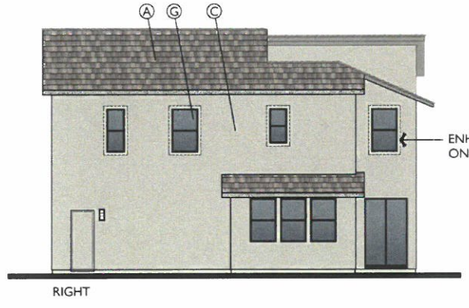


LEFT

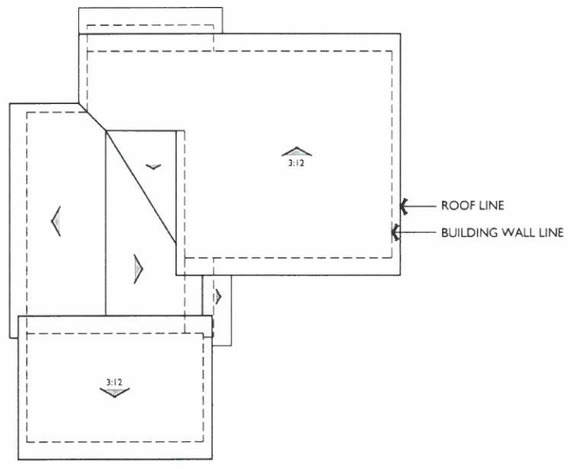
F H



REAR



RIGHT



ROOF PLAN (CLASS A)

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 24"
ROOF MATERIAL: FLAT CONCRETE TILE

0 4 8 16

SCALE: 1/8" = 1'-0"

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fax +1 949 553 0548

PLAN 3C

Contemporary Ranch Elevation

BEDFORD - PHASE 3/4

Corona , California

972.22324

6-PACK 2-STORY - PA 4

MEDIUM DENSITY RESIDENTIAL

04.05.23

Pacific Ventures
MANAGEMENT LLC

Bedford (Phase 3-4-TTM 38572)

Conceptual Landscape Plan

LAND CONCERN
LANDSCAPE ARCHITECTURE

Pacific Ventures
MANAGEMENT LLC

BEDFORD
Corona, CA

EXHIBIT 12

May 16, 2023 | L-1

Bedford (Phase 3-4-TTM 38572)

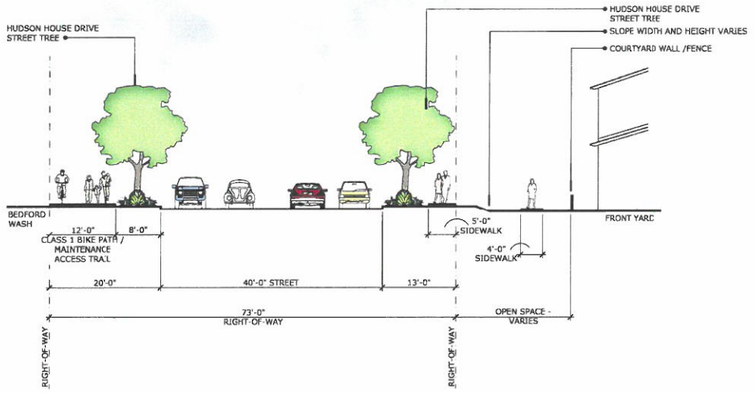
Conceptual Landscape Key Map

LAND CONCERN
LANDSCAPE ARCHITECTURE

Pacific Ventures
MANAGEMENT LLC

BEDFORD
Corona, CA

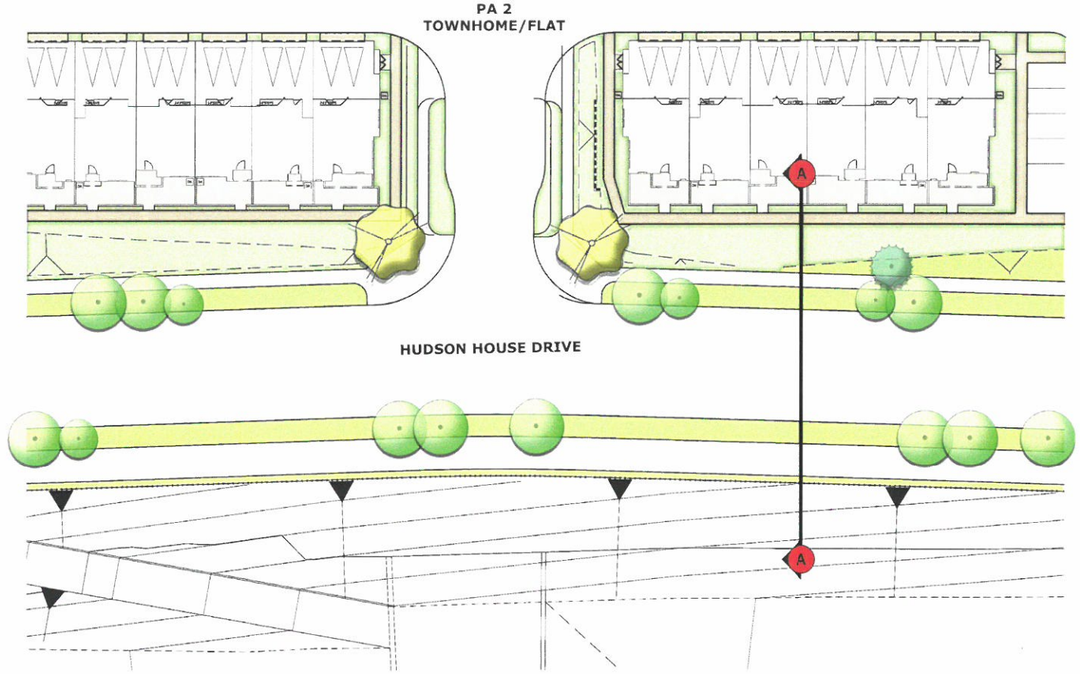
0 40 80 160
SCALE 1" = 80'



SECTION "A"

0 5 10 20

SCALE: 1" = 10'-0"



LANDSCAPE NOTES

WATER CONSERVATION NOTE:
All landscaping shall conform to the guidelines and requirements of the City of Corona Water Efficient Landscape Ordinance (Code Section 17.70.070). ETWU (Estimated Total Water Use) shall not exceed the MAWA (Maximum Applied Water Allowance.

STREET TREES:
All street trees shall be installed per standard plan No. 614-0. The developer shall install automatic irrigation to all street trees (separated) from adjacent residences by a fence / wall prior to issuance of a certificate of occupancy.

IRRIGATION NOTE:
All planting areas shall receive an automatic irrigation system utilizing drip irrigation and low-flow rotator heads, with a weather based, moisture detecting automatic smart controller. All non-residential areas are to be irrigated with recycled (reclaimed) water per Code 17.70.070.

ROOT BARRIER NOTE:
All trees within 8'-0" of paving shall receive root barrier per City of Corona requirements.

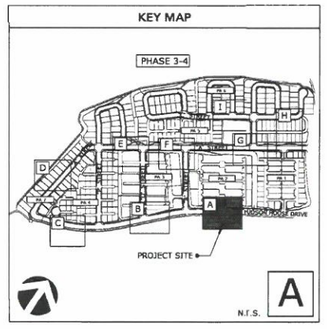
MAINTENANCE NOTE:
All landscape maintenance shall be the responsibility of the respective owners of the commercial and residential sites.

MAINTENANCE LEGEND

- MASTER DEVELOPER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- BUILDER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- PRIVATE YARDS HOMEOWNER MAINTAINED

TREE LEGEND

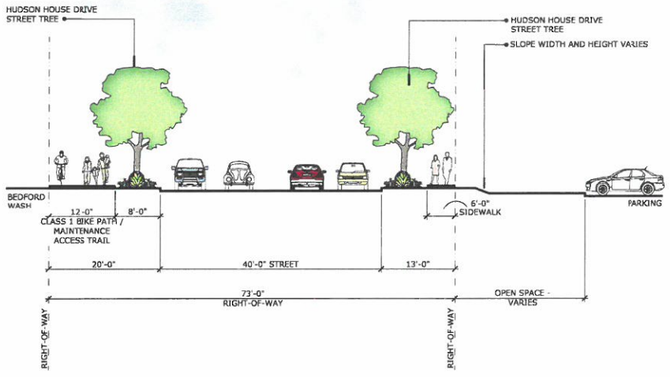
- STREET TREES (30' O.C.)
- CORNER LOT ENHANCEMENT TREE
- STREET TREE ACCENT
- VERTICAL EVERGREEN TREE
- HUDSON HOUSE DRIVE STREET TREE (30'-0" O.C.)



Conceptual Planting Typicals and Sections
PA2 Town / Flat

0 10 20 40

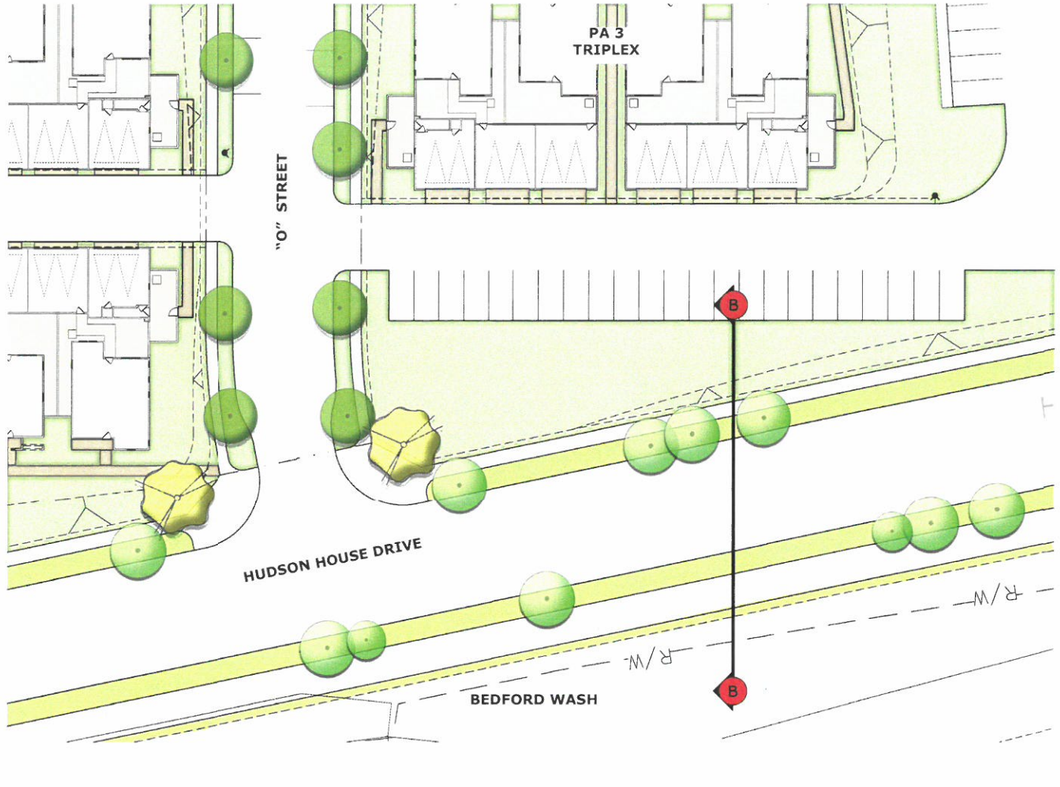
SCALE: 1" = 20'



SECTION "B"

0 5 10 20

SCALE: 1" = 10'-0"



LANDSCAPE NOTES

WATER CONSERVATION NOTE:
All landscaping shall conform to the guidelines and requirements of the City of Corona Water Efficient Landscape Ordinance (Code Section 17.70.070). ETWU (Estimated Total Water Use) shall not exceed the MAWA (Maximum Applied Water Allowance.

STREET TREES:
All street trees shall be installed per standard plan No. 614-0. The developer shall install automatic irrigation to all street trees (separated) from adjacent residences by a fence / wall prior to issuance of a certificate of occupancy.

IRRIGATION NOTE:
All planting areas shall receive an automatic irrigation system utilizing drip irrigation and low-flow rotator heads, with a weather based, moisture detecting automatic smart controller. All non-residential areas are to be irrigated with recycled (reclaimed) water per Code 17.70.070.

ROOT BARRIER NOTE:
All trees within 8'-0" of paving shall receive root barrier per City of Corona requirements.

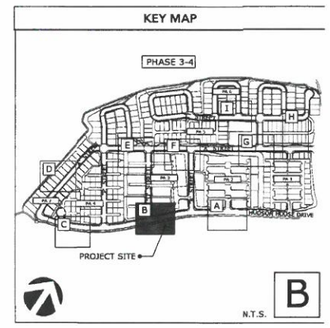
MAINTENANCE NOTE:
All landscape maintenance shall be the responsibility of the respective owners of the commercial and residential sites.

MAINTENANCE LEGEND

- MASTER DEVELOPER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- BUILDER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- PRIVATE YARDS HOMEOWNER MAINTAINED

TREE LEGEND

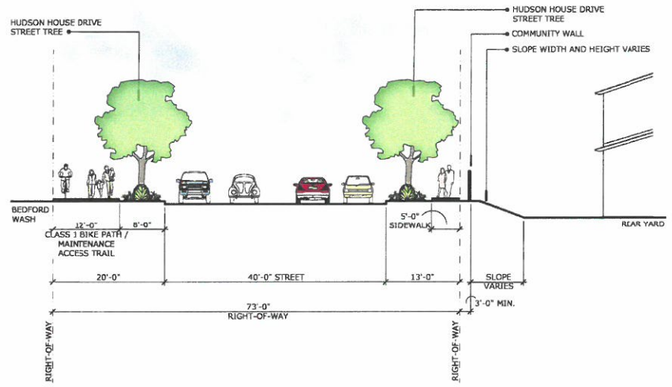
- STREET TREES (30' O.C.)
- CORNER LOT ENHANCEMENT TREE
- STREET TREE ACCENT
- VERTICAL EVERGREEN TREE
- HUDSON HOUSE DRIVE STREET TREE (30'-0" O.C.)



Conceptual Planting Typicals and Sections
PA3 Triplex

0 10 20 40

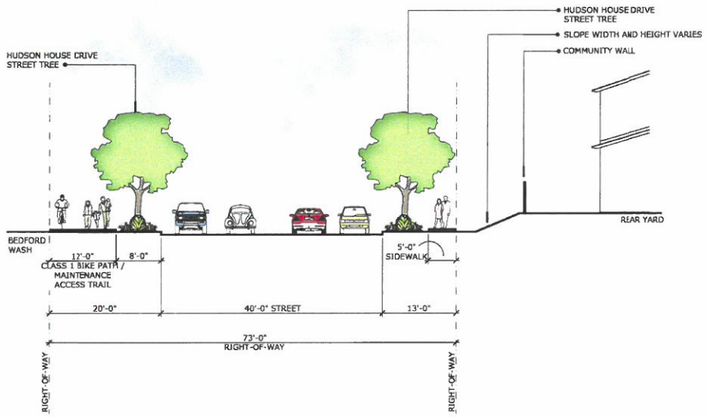
SCALE: 1" = 20'



SECTION "C"

0 5 10 20

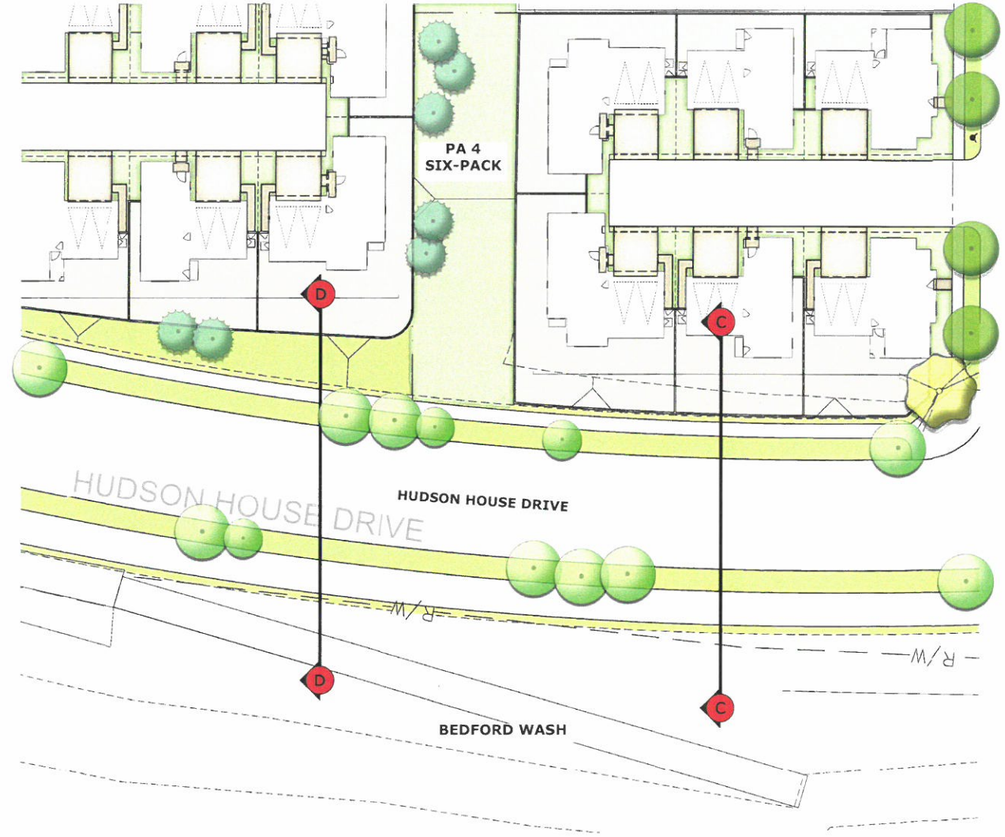
SCALE: 1" = 10'-0"



SECTION "D"

0 5 10 20

SCALE: 1" = 10'-0"



LANDSCAPE NOTES

WATER CONSERVATION NOTE:
All landscaping shall conform to the guidelines and requirements of the City of Corona Water Efficient Landscape Ordinance (Code Section 17.70.070). ETWU (Estimated Total Water Use) shall not exceed the MAWA (Maximum Applied Water Allowance.

STREET TREES:
All street trees shall be a minimum of 24" box size and installed per city standard plan No. 614-0. The developer shall install automatic irrigation to all street trees (separated) from adjacent residences by a fence / wall prior to issuance of a certificate of occupancy.

IRRIGATION NOTE:
All planting areas shall receive an automatic irrigation system utilizing drip irrigation and low-flow rotator heads, with a weather based, moisture detecting automatic smart controller. All non-residential areas are to be irrigated with recycled (reclaimed) water per Code 17.70.070.

ROOT BARRIER NOTE:
All trees within 8'-0" of paving shall receive root barrier per City of Corona requirements.

MAINTENANCE NOTE:
All landscape maintenance shall be the responsibility of the respective owners of the commercial and residential sites.

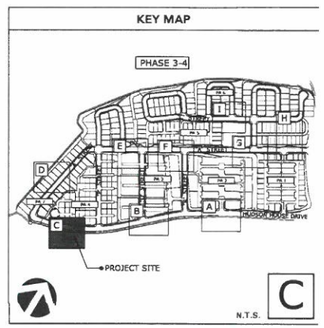
MAINTENANCE LEGEND

- MASTER DEVELOPER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- BUILDER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- PRIVATE YARDS HOMEOWNER MAINTAINED

TREE LEGEND

- STREET TREES (30' O.C.)
- CORNER LOT ENHANCEMENT TREE
- STREET TREE ACCENT
- VERTICAL EVERGREEN TREE
- HUDSON HOUSE DRIVE STREET TREE (30'-0" O.C.)

KEY MAP



Bedford (Phase 3-4-TTM 38572)

Conceptual Planting Typicals and Sections
PA4 Six-Pack

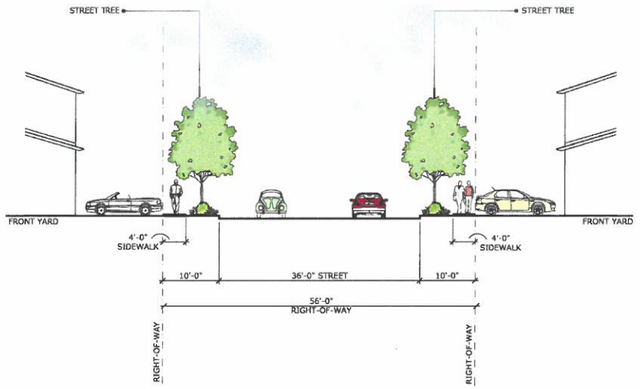
LAND CONCERN
LANDSCAPE ARCHITECTURE

Pacific Ventures
MANAGEMENT LLC

BEDFORD
Corona, CA

0 10 20 40

SCALE: 1" = 20'



SECTION "E"

SCALE: 1" = 10'-0"

LANDSCAPE NOTES

WATER CONSERVATION NOTE:
All landscaping shall conform to the guidelines and requirements of the City of Corona Water Efficient Landscape Ordinance (Code Section 17.70.070). ETWU (Estimated Total Water Use) shall not exceed the MAWA (Maximum Applied Water Allowance.

STREET TREES:
All street trees shall be a minimum of 24" box size and installed per city standard plan No. 814-0. The developer shall install automatic irrigation to all street trees (separated) from adjacent residences by a fence / wall prior to issuance of a certificate of occupancy.

IRRIGATION NOTE:
All planting areas shall receive an automatic irrigation system utilizing drip irrigation and low-flow rotator heads, with a weather based, moisture detecting automatic smart controller. All non-residential areas are to be irrigated with recycled (reclaimed) water per Code 17.70.070.

ROOT BARRIER NOTE:
All trees within 8'-0" of paving shall receive root barrier per City of Corona requirements.

MAINTENANCE NOTE:
All landscape maintenance shall be the responsibility of the respective owners of the commercial and residential sites.

MAINTENANCE LEGEND

- MASTER DEVELOPER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- BUILDER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- PRIVATE YARDS HOMEOWNER MAINTAINED

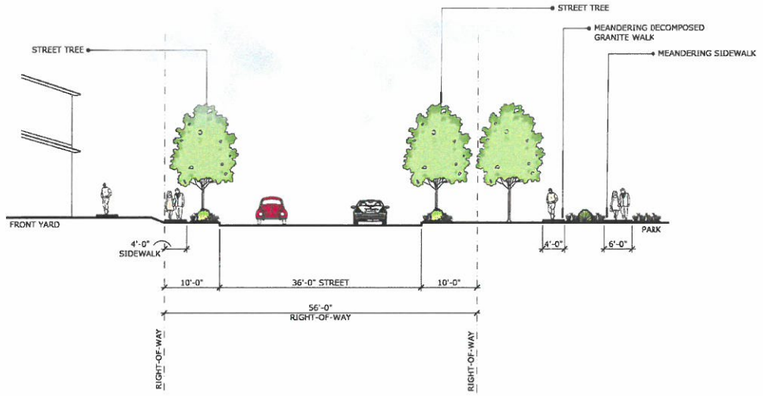
TREE LEGEND

- STREET TREES (30' O.C.)
- CORNER LOT ENHANCEMENT TREE
- STREET TREE ACCENT
- VERTICAL EVERGREEN TREE
- HUDSON HOUSE DRIVE STREET TREE (30'-0" O.C.)

KEY MAP

Conceptual Planting Typicals and Sections
PA7 Single Family Detached

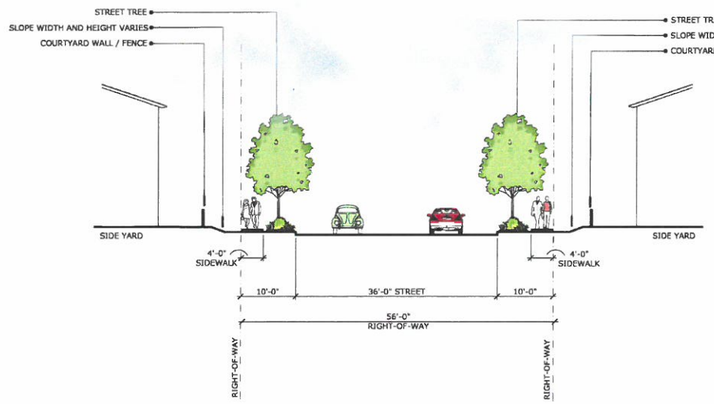
SCALE: 1" = 20'



SECTION "F"

0 5 10 20

SCALE: 1" = 10'-0"



SECTION "G"

0 5 10 20

SCALE: 1" = 10'-0"

LANDSCAPE NOTES

WATER CONSERVATION NOTE:
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IRRIGATION NOTE:
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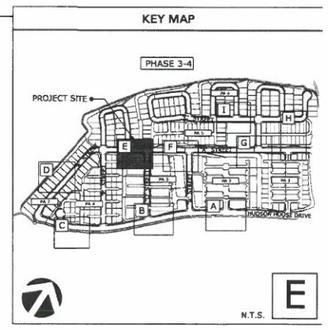
- BUILDER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- PRIVATE YARDS HOMEOWNER MAINTAINED

TREE LEGEND

- STREET TREES (30' O.C.)
- CORNER LOT ENHANCEMENT TREE
- STREET TREE ACCENT
- VERTICAL EVERGREEN TREE
- HUDSON HOUSE DRIVE STREET TREE (30'-0" O.C.)

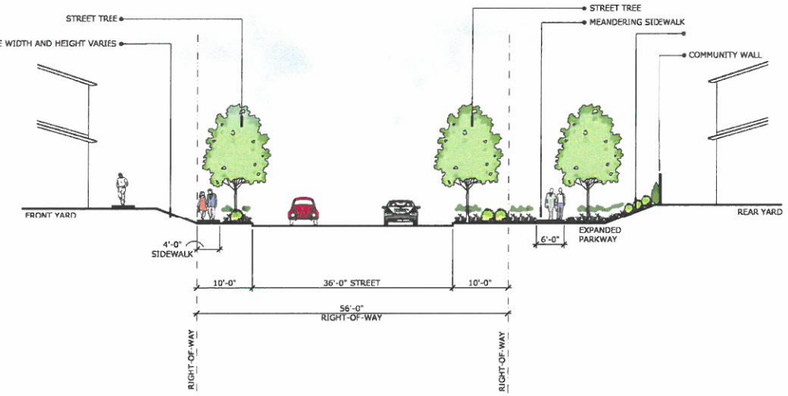
KEY MAP



0 10 20 40

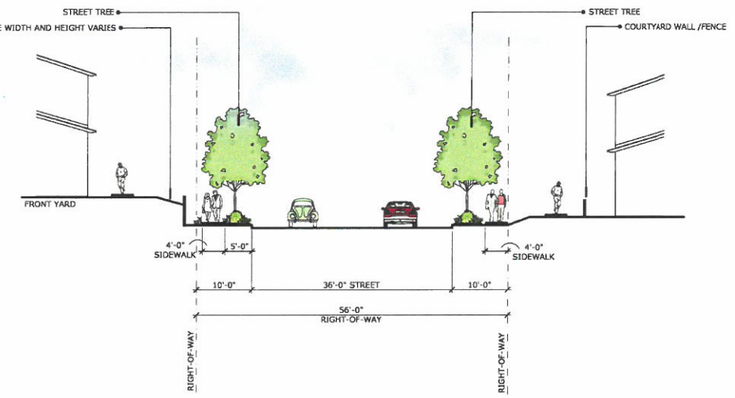
SCALE: 1" = 20'

Conceptual Planting Typicals and Sections
Expanded Parkway and PA3 Triplex



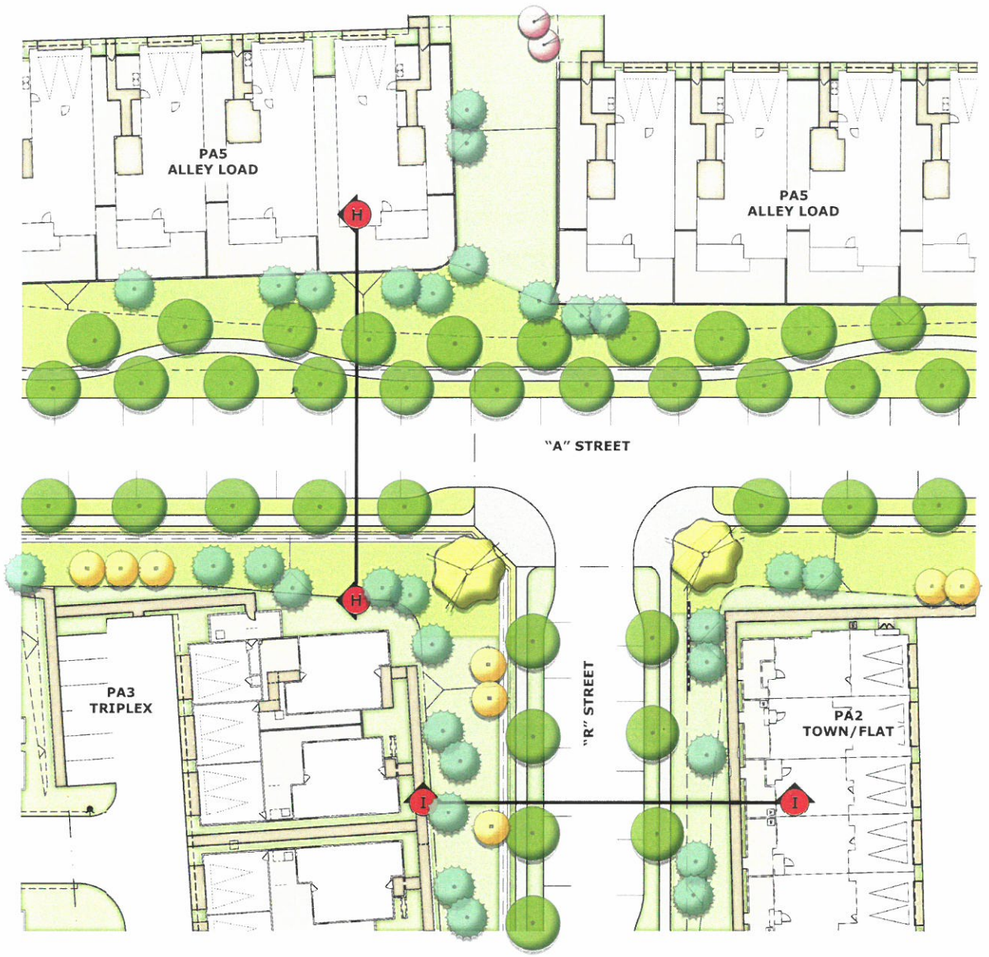
SECTION "H"

0 5 10 20
SCALE: 1" = 10'-0"



SECTION "I"

0 5 10 20
SCALE: 1" = 10'-0"



LANDSCAPE NOTES

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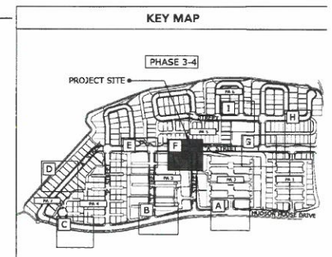
- BUILDER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- PRIVATE YARDS HOMEOWNER MAINTAINED

TREE LEGEND

- STREET TREES (30' O.C.)
- CORNER LOT ENHANCEMENT TREE
- STREET TREE ACCENT
- VERTICAL EVERGREEN TREE
- HUDSON HOUSE DRIVE STREET TREE (30'-0" O.C.)

KEY MAP



Conceptual Planting Typicals and Sections
PA2 Town / Flat and PA5 Alley Load

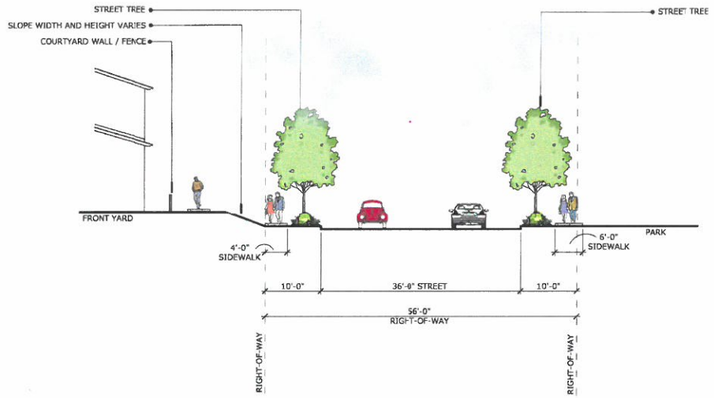
0 10 20 40
SCALE: 1" = 20'

Bedford (Phase 3-4-TTM 38572)

LAND CONCERN
LANDSCAPE ARCHITECTURE

Pacific Ventures
MANAGEMENT LLC

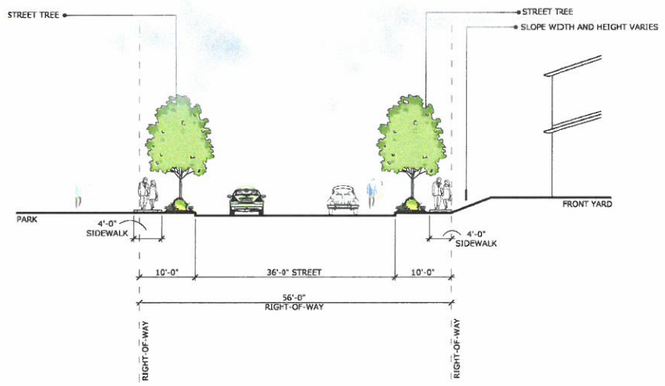
BEDFORD
Corona, CA



SECTION "J"

0 5 10 20

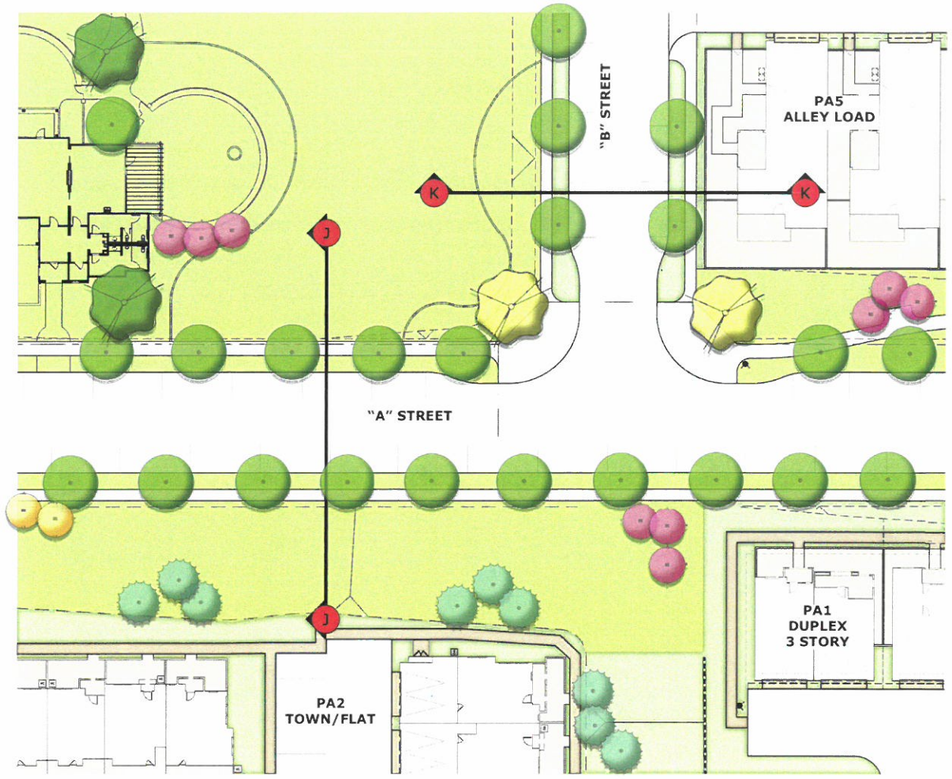
SCALE: 1" = 10'-0"



SECTION "K"

0 5 10 20

SCALE: 1" = 10'-0"



LANDSCAPE NOTES

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- STREET TREE ACCENT
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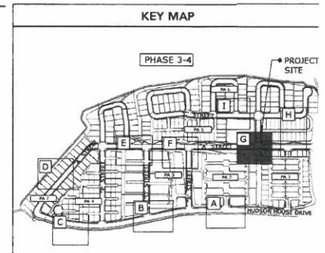
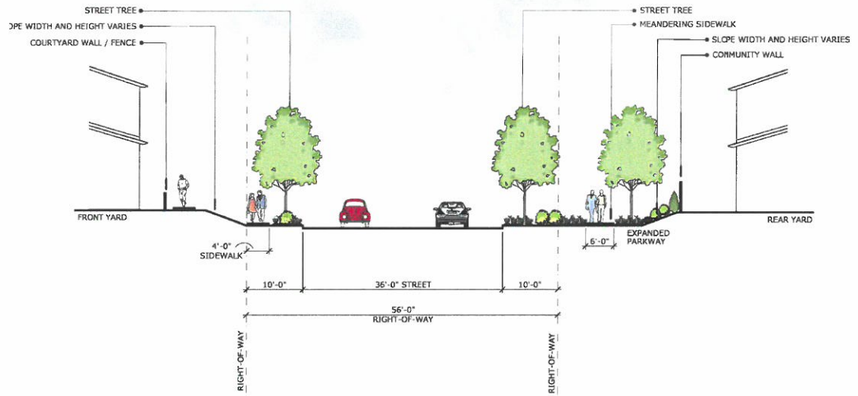
- HUDSON HOUSE DRIVE STREET TREE (30'-0" O.C.)

KEY MAP

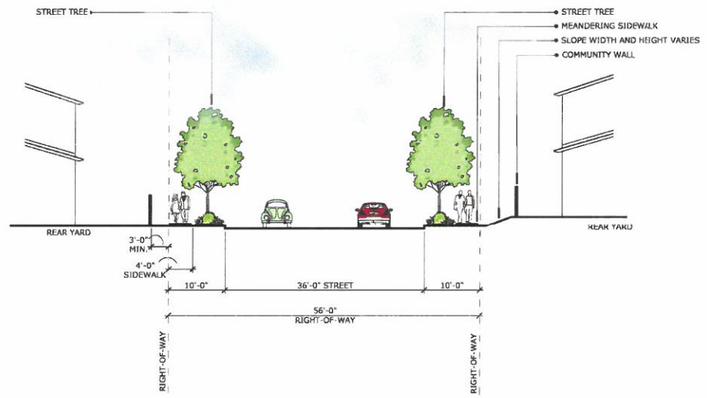


Conceptual Planting Typicals and Sections
PA2 Town / Flat, PA5 Alley Load and Park Site



SECTION "L"

0 5 10 20
SCALE: 1" = 10'-0"



SECTION "M"

TREE LEGEND

0 5 10 20
SCALE: 1" = 10'-0"

STREET TREES (30' O.C.)

CORNER LOT ENHANCEMENT TREE

STREET TREE ACCENT

VERTICAL EVERGREEN TREE

HUDSON HOUSE DRIVE STREET TREE (30'-0" O.C.)

LANDSCAPE NOTES

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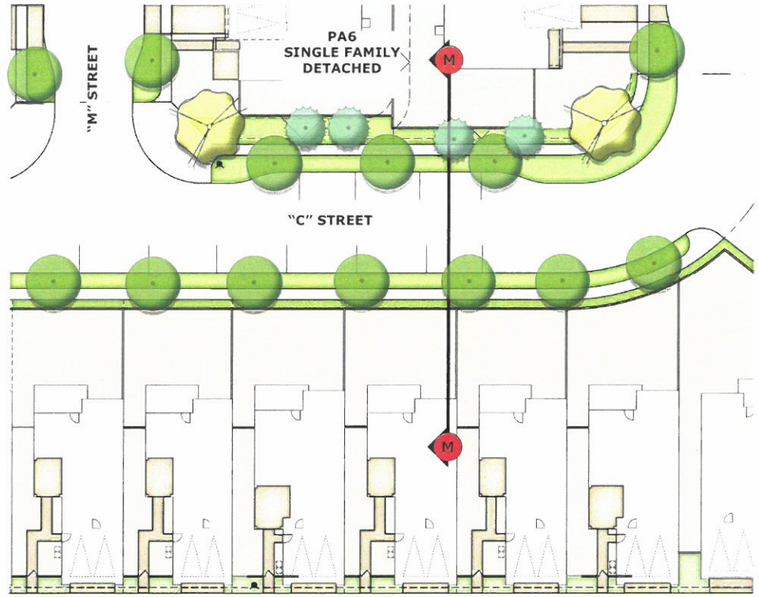
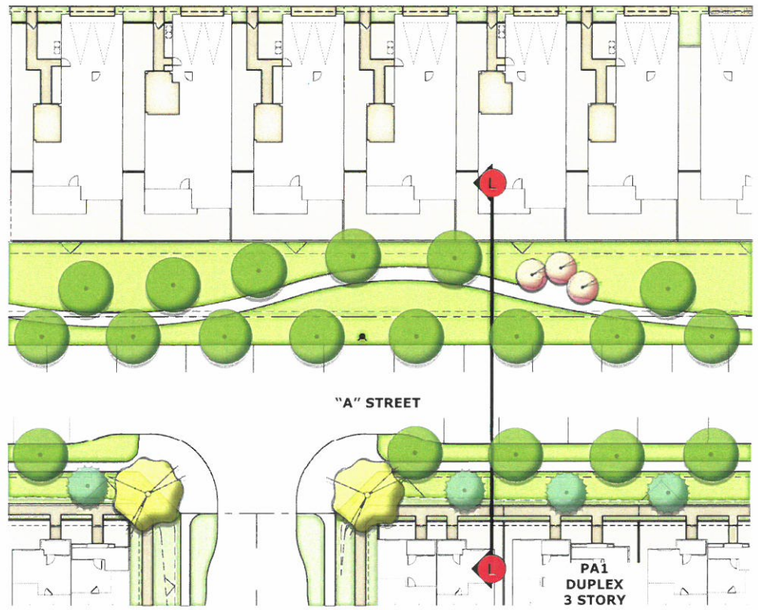
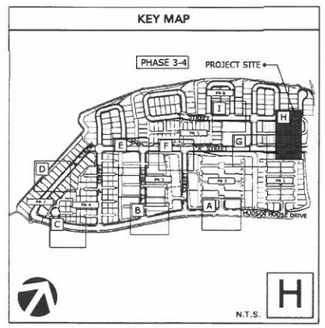
BUILDER INSTALLED LANDSCAPE H.O.A. MAINTAINED

PRIVATE YARDS HOMEOWNER MAINTAINED

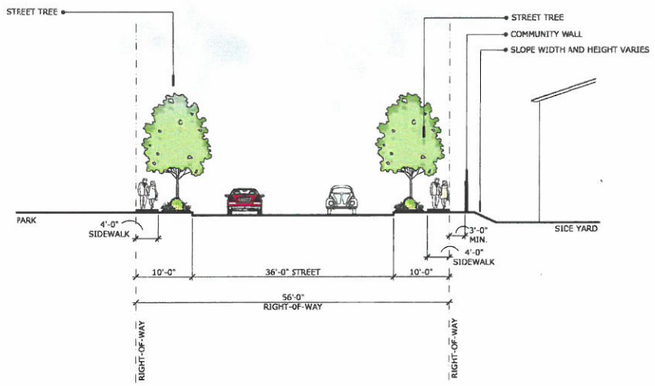


PA5
ALLEY LOAD

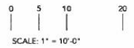


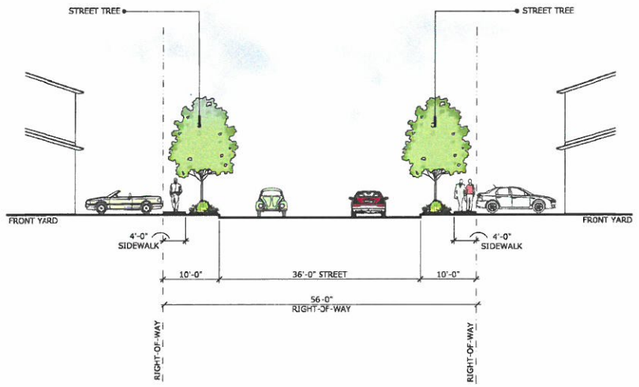


Conceptual Planting Typicals and Sections
PA1 Duplex 3 Story, PA5 Alley Load and PA6 Single Family Detached

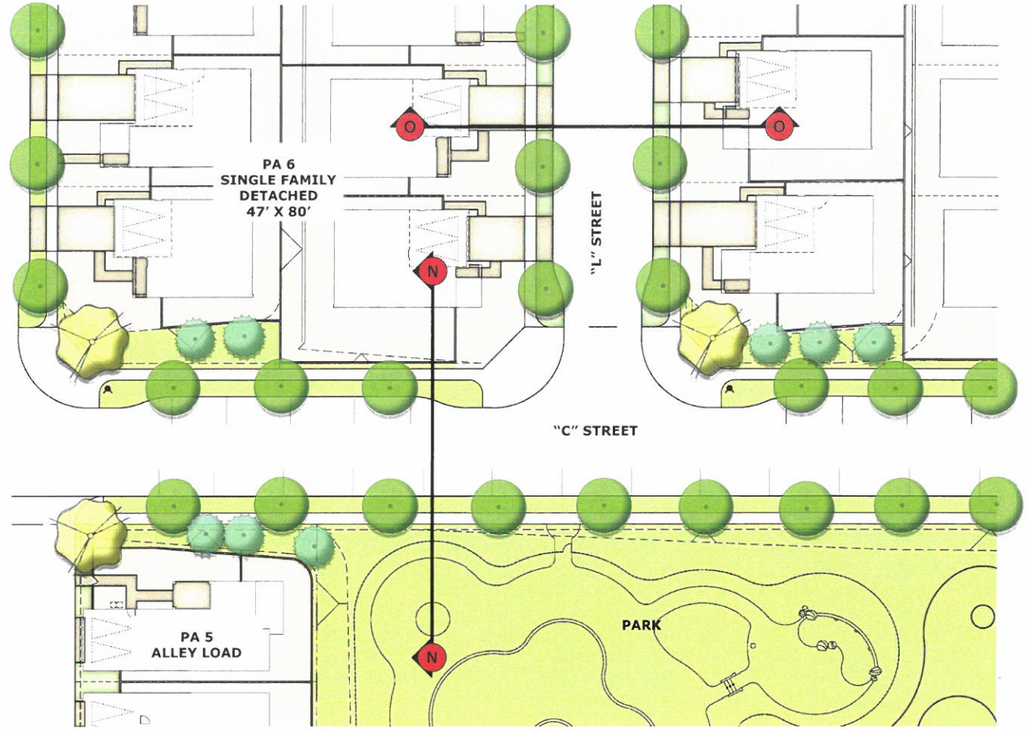


SECTION "N"





SECTION "O"



LANDSCAPE NOTES

WATER CONSERVATION NOTE:
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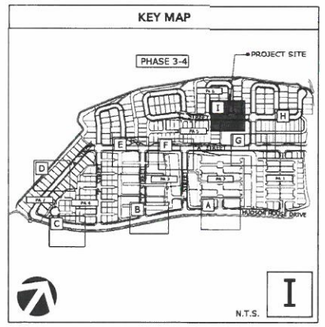
- BUILDER INSTALLED LANDSCAPE H.O.A. MAINTAINED
- PRIVATE YARDS HOMEOWNER MAINTAINED

TREE LEGEND

- STREET TREES (30' O.C.)
- CORNER LOT ENHANCEMENT TREE
- STREET TREE ACCENT
- VERTICAL EVERGREEN TREE
- HUDSON HOUSE DRIVE STREET TREE (30'-0" O.C.)

KEY MAP



Conceptual Planting Typicals and Sections
PA6 Single Family Detached and PA5 Alley Load

CONCEPTUAL TREE PALETTES

HUDSON HOUSE DR. STREET TREES

BOTANICAL NAME	COMMON NAME	WUCOLS
Cinnamomum camphora	Camphor Tree	Moderate
Cupaniopsis anacardiodes	Carrotwood	Moderate
Jacaranda mimosifolia	Jacaranda	Moderate
Koelreuteria bipinnata	Chinese Flame Tree	Moderate
Lagerstroemia x 'Varieties'	Crape Myrtle	Moderate
Platanus acerifolia	London Plane Tree	Moderate
Platanus racemosa	California sycamore	Moderate
Quercus agrifolia (Natural)	Coast Live Oak	Low
Quercus ilex	Holly Oak	Low
Quercus virginiana	Southern Live Oak	Low
Ulmus parvifolia 'Drake'	Chinese Evergreen elm	Low

STREET TREES (STD.)

BOTANICAL NAME	COMMON NAME	WUCOLS
Arbutus marina	Marina Strawberry Tree	Moderate
Cassia leptophylla Cinnamomum	Gold Medallion Tree	Moderate
camphora	Camphor Tree	Moderate
Cupaniopsis anacardiodes	Carrotwood	Moderate
Elaeocarpus decipiens	Japanese Blueberry Tree	Moderate
Eriobotrya deflexa	Bronze Loquat	Moderate
Eriobotrya japonica	Loquat	Moderate
Jacaranda mimosifolia	Jacaranda	Moderate
Koelreuteria bipinnata	Chinese Flame Tree	Moderate
Lagerstroemia x 'Varieties'	Crape Myrtle	Moderate
Laurus nobilis	Sweet Bay	Low
Ligustrum lucidum	Glossy Privet	Moderate
Pistacia chinensis	Chinese Pistache	Moderate
Platanus racemosa	California s, camore	Moderate
Podocarpus gracilior	Fern Pine	Moderate
Quercus ilex	Holl, Oa	Low
Rhus lancea	African Sumac	Low
Tristania conferta (15 Gal. Max)	Brisbane Box	Moderate
Ulmus parvifolia 'Drake' Zelkova serrata	Chinese Ever_reen elm Saw Leaf Zelkova	Low Moderate

STREET TREE ACCENTS

BOTANICAL NAME	COMMON NAME	WUCOLS
Cassia leptophylla	Gold Medallion Tree	Moderate
Cercidium 'Desert Museum'	Desert Museum Palo Verde	Low
Cercis canadensis	Eastern Redbud	Moderate
Cercis canadensis 'Forest Pansy'	Eastern Redbud	Moderate
Cercis canadensis 'Oklahoma'	Eastern Redbud	Moderate
Jacaranda mimosifolia	Jacaranda	Moderate
Koelreuteria bipinnata	Chinese Flame Tree	Moderate
Lagerstroemia x 'Varieties'	Crape Myrtle	Moderate
Liquidambar styraciflua	Sweet Gum	Moderate
Platanus racemosa	California sycamore	Moderate
Populus fremontii	Western Cottonwood	Moderate
Prosopis alba 'thornless'	Argentine Mesquite	Low
Quercus agrifolia (Natural)	Coast Live Oak	Low
Tabebuia chrysotricha	Golden Trumpet Tree	Moderate
Tecoma x Crimson Flare 'Mulit'	Solar Flare Esperanza	Low
Tecoma x Solar Flare 'Multi'	Crimson Flare Esperanza	Low

CORNER LOT ENHANCEMENT TREES (SPECIMEN)

BOTANICAL NAME	COMMON NAME	WUCOLS
Cinnamomum camphora	Camphor Tree	Moderate
Jacaranda mimosifolia	Jacaranda	Moderate
Koelreuteria bipinnata	Chinese Flame Tree	Moderate
Lagerstroemia x 'Varieties'	Crape Myrtle	Moderate
Platanus racemosa	California sycamore	Moderate
Quercus agrifolia (Natural)	Coast Live Oak	Low
Quercus tomentella	Island Oak	Low
Quercus virginiana	Southern Live Oak	Low

ALLEY TREES

BOTANICAL NAME	COMMON NAME	WUCOLS
Arbutus marina	Marina Strawberry Tree	Moderate
Eriobotrya deflexa	Bronze Loquat	Moderate
Eriobotrya japonica	Loquat	Moderate
Koelreuteria bipinnata	Chinese Flame Tree	Moderate
Lagerstroemia x 'Varieties'	Crape Myrtle	Moderate
Laurus nobilis	Sweet Bay	Low
Ligustrum lucidum	Glossy Privet	Moderate
Tecoma x Crimson Flare 'Mulit'	Solar Flare Esperanza	Low
Tecoma x Solar Flare 'Multi'	Crimson Flare Esperanza	Low

EVERTICAL EVERGREEN / SCREENING TREES

BOTANICAL NAME	COMMON NAME	WUCOLS
Arbutus marina	Marina Strawberry Tree	Moderate
Elaeocarpus decipiens (Columnar)	Japanese Blueberry Tree	Moderate
Laurus nobilis	Sweet Bay	Low
Lyonothamnus floribundus	Catalina Ironwood	Low
Podocarpus gracilior	Fern Pine	Moderate
Quercus ilex	Holly Oak	Low
Quercus tomentella	Island Oak	Low
Rhus lancea	African Sumac	Low

ACCENT TREE PER ARCHITECTURAL STYLE

BOTANICAL NAME	COMMON NAME	WUCOLS
Arbutus marina	Marina Strawberry Tree	Moderate
Cassia leptophylla	Gold Medallion Tree	Moderate
Cercidium 'Desert Museum'	Desert Museum Palo Verde	Low
Cercis canadensis	Eastern Redbud	Moderate
Elaeocarpus decipiens (Columnar)	Japanese Blueberry Tree	Moderate
Laurus nobilis	Sweet Bay	Low
Lagerstroemia x 'Varieties'	Crape Myrtle	Moderate
Melaleuca nesophila	Pink Melaleuca	Low
Prosopis alba 'thornless'	Argentine Mesquite	Low
Tecoma x Crimson Flare 'Mulit'	Solar Flare Esperanza	Low
Tecoma x Solar Flare 'Multi'	Crimson Flare Esperanza	Low

SLOPE TREES

BOTANICAL NAME	COMMON NAME	WUCOLS
Alnus rhombifolia	White alder	High
Arbutus marina	Marina Strawberry Tree	Moderate
Cercidium 'Desert Museum'	Desert Museum Palo Verde	Low
Cercis canadensis	Eastern Redbud	Moderate
Cercis canadensis 'Forest Pansy'	Eastern Redbud	Moderate
Cercis canadensis 'Oklahoma'	Eastern Redbud	Moderate
Citrus sp. (Orchard)	Citrus	Moderate
Lagerstroemia x 'Varieties'	Crape Myrtle	Moderate
Laurus nobilis	Sweet Bay	Low
Lyonothamnus floribundus	Catalina Ironwood	Low
Melaleuca nesophila	Pink Melaleuca	Low
Persea americana (Orchard)	Avocado	Moderate
Platanus racemosa	California sycamore	Moderate
Quercus ilex	Holly Oak	Low
Rhus lancea	African Sumac	Low
Sambucus mexicana	Elderberry	Low
Tabebuia chrysotricha	Golden Trumpet Tree	Moderate
Tristania conferta (15 Gal. Max)	Brisbane Box	Moderate

FUEL MODIFICATION SLOPE TREES

BOTANICAL NAME	COMMON NAME	WUCOLS
Alnus rhombifolia	White alder	High
Arbutus unedo	Strawberry Tree	Low
Citrus sp. (Orchard)	Citrus	Moderate
Lagerstroemia x 'Varieties'	Crape Myrtle	Moderate
Lyonothamnus floribundus	Catalina Ironwood	Low
Parkinsonia aculeata	Mexican Palo Verde	Low
Quercus agrifolia (Natural)	Coast Live Oak	Low
Quercus virginiana	Southern Live Oak	Low
Rhus lancea	African Sumac	Low
Sambucus mexicana	Elderberry	Low

CONCEPTUAL SHRUB PALETTES

SHRUBS

BOTANICAL NAME	COMMON NAME	WUCOLS
Aeonium spp.	Canary Island Rose	Low
Agave sp.	Agave	Very Low
Aloe sp.	Aloe	Low
Arbutus unedo 'Compacta'	Dwarf Straberry Tree	Low
Bulbine frutescens	Orange Stalked Bulbine	Low
Callistemon 'Little John'	Dwarf Callistemon	Low
Chondropetalum tectorum	Small Cape Rush	Low
Cistus pulverulentus 'Sunset'	Magenta Rock Rose	Low
Dianella 'Little Rev'	Little Rev Flax Lily	Low
Dietes 'Orange Drop'	Orange Drop Lily	Moderate
Elaeocarpus decipiens	Japanese Blueberry Tree	Moderate
Feijoa sellowiana	Pineapple Guava	Moderate
Grevillea x 'Noell'	Noell Grvillea	Low
Guara lindheimeri	Guara	Low
Hesperaloe parviflora	Red / Yellow Yucca	Low
Lantana x "New Gold'	New Gold Lantana	Low
Laurus nobilis	Sweet Bay	Low
Leucophyllum sp.	Texas Ranger	Low
Ligustrum japonicum 'Texanum'	Waxleaf Privet	Moderate
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	Low
Myrtus communis 'Compacta'	Dward Myrtle	Low
Olea europaea 'Montra'	Little Ollie® Dwarf Olive	Low
Opuntia spp.	Prickly Pear	Very Low
Pittosporum crassifolium 'Nana'	Dwarf Karo	Moderate
Pittosporum tenuifolium 'Marjoree Channon'	Tawhiwhi	Moderate
Pittosporum tobira	Mock Orange	Moderate
Podocarpus macrophyllus 'Maki'	Yew Pine	Moderate
Prunus caroliniana 'Bright n Tight'	Bright 'N Tight Carolina Laurel	Moderate
Rhamnus 'Eve Case'	Coffeeberry	Low
Rhaphiolepis indica sp.	Indian Hawthorn	Moderate
Rhaphiolepis umbellata 'Minor'	Yedoo Hawthorn	Low
Rhus ovata	Sugar Bush	Low
Rosa 'Flower Carpet'	Flower Carpet Rose	Moderate
Rosa 'Iceberg'	White Shrub Rose	Moderate
Russelia equisetiformis	Coral Fountain	Low
Salvia leucantha	Purple Mexican Sage	Low
Tecoma 'Crimson Flare' (or equal)	Esperanza	Low
Tecoma 'Sierra Apricot'	Esperanza	Low
Tecoma 'Solar Flare' (or equal)	Esperanza	Low
Tecoma stans	Esperanza	Low
Teucrium chamaedrys	Germander	Low
Tulbaghia violacea	Sweet Garlic	Moderate
Westringia fruticosa sp.	Coast Rosemary	Low
Yucca sp.	Yucca	Low

GRASSES

BOTANICAL NAME	COMMON NAME	WUCOLS
Bouteoua gracilis	Blond Ambition Grass	Low
Carex tumulicola	Berkeley sedge	Low
Festuca mairei	Maire's Fescue	Moderate
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	Low
Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Low
Miscanthus transmorrisonensis	Evergreen Eulalia	Low
Muhlenbergia capilaris 'Regal Mist'	Hairy Awn Muhly	Low
Muhlenbergia dubia	Pine Muhly	Low
Muhlenbergia lindheimeri	Lindheimer muhly	Moderate
Muhlenbergia rigens	Deer Grass	Moderate
Penniseutum spathiolatum	Slender Veldt Grass	Low

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	WUCOLS
Acacia redolens 'Desert Carpet'	Prostrate Acacia	Low
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	Low
Carrisa macrocarpa 'Tuttlei'	Tuttle Natal Plum	Low
Erigeron karvinskianus	Santa Barbara Daisy	Moderate
Pyracantha koidzumii 'Santa Cruz'	Santa Cruz Firethorn	Moderate
Rosmarinus o. 'Prostratus'	Creeping Rosemary	Low
Salvia 'Bee's Bliss'	Bee's Bliss Sage	Low
Sedum spp.	Sedum	Low
Senecio serpens	Blue Chalk Sticcks	Low
Trachelospermum asiaticum	Asian Jasmine	Moderate

VINES

BOTANICAL NAME	COMMON NAME	WUCOLS
Calliandra haematorcephala	Pink Powder Puff	Moderate
Clytostoma callistegioides	Lavender Trumpet Vine	Moderate
Distictis buccinatoria	Blood Red Trumpet Vine	Moderate
Distictis 'Rivers'	Royal Trumpet Vine	Moderate
Gelsemium sempervirens	Berkeley sedge	Moderate
Grewia occidentalis	Lavender Star Flower	Moderate
Tecoma x 'Varieties (espalier)	Esperanza	Low
Trachelospermum asiaticum	Asian Jasmine	Moderate

"C" STREET

NORTH ENTRY

NOOK
- SOFT SEATING
- CHAISE LOUNGES
- TABLE AND CHAIRS

TUBULAR STEEL FENCING

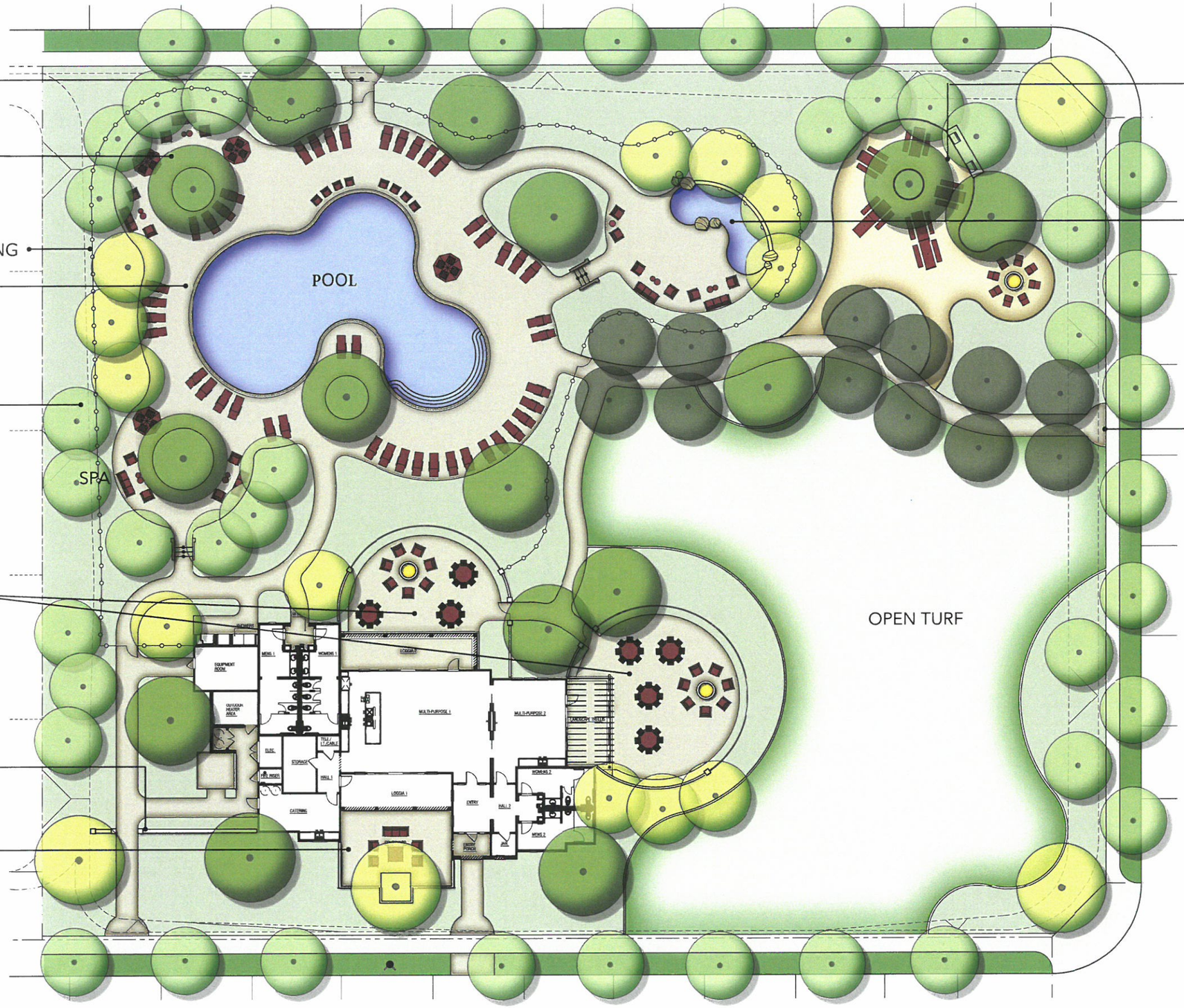
POOL DECKING
- TABLES AND CHAIRS
- CHAISE LOUNGES
- UMBRELLAS
- SPA CHAIRS
- SHADE TREES

LANDSCAPE BUFFER

PATIOS
- ENHANCED PAVING
- TABLES AND CHAIRS
- OPTIONAL FIRE PIT

SOUTH ENTRY
- WALL FEATURE

FRONT COURTYARD
- SOFT SEATING
- ENHANCED PAVING



PICNIC AREA
- DECOMPOSED GRANITE
- SHADE TREES WITH UNIQUE LIGHTING
- FIRE PIT
- PICNIC TABLES
- BARBECUES

FOUNTAIN

EAST ENTRY
- CITRUS WALK

Bedford (Phase 3-4-TTM 38572)

Park Concept

LAND CONCERN LANDSCAPE ARCHITECTURE

Pacific Ventures MANAGEMENT LLC

BEDFORD
Corona, CA

EXHIBIT 13

PHASE 3&4

PHASE 1

PHASE 2

PHASE 2B

RETAIL

BASIN

BASIN

INTERSTATE 15

BEDFORD CANYON WASH

BEDFORD CANYON WASH

Trailhead

LEGEND

- 5'-0" Existing Walk at Eagle Glen
- 12'-0" Bedford Class I Bike Trail / Multipurpose Trail
- Bedford Woodland Trail (Private)
- 10'-0" Bedford Woodland Trail
- 8'-0" Existing Community Walk
- Access Road / Multipurpose Trail
- Bike Circulation
- ✱ Trail Head with City Standard Amenities:
  - Drinking Fountain
  - Bench Seating
  - Trash Receptacle
  - Signage/ Kiosks
  - Bike Station

Pacific Ventures

Public Trailhead

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

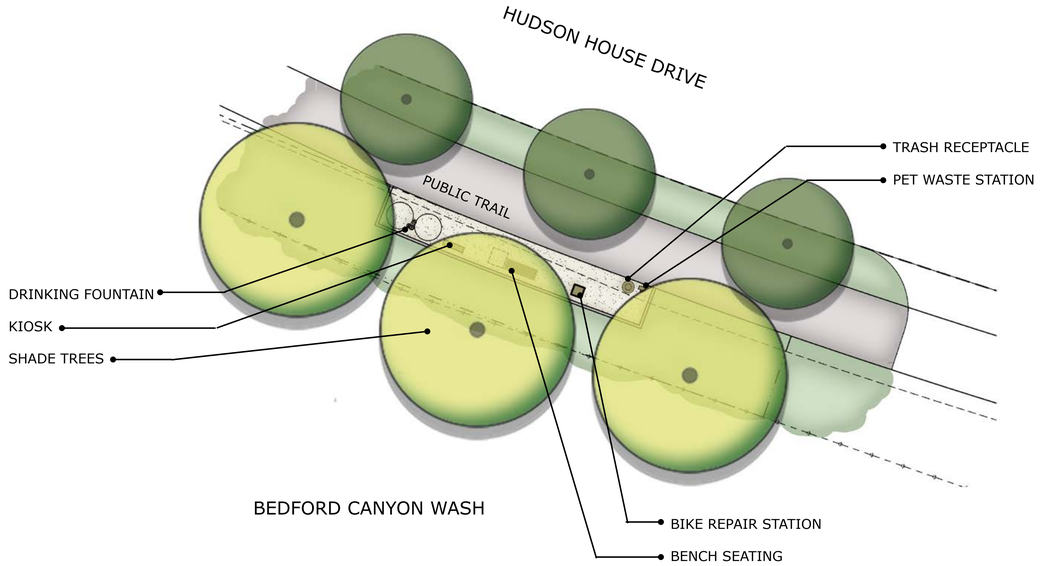
Bedford

Corona, CA

0 85 170 240
SCALE: 1" = 170'

EXHIBIT 14

NOver, 2023 | P-1



BEDFORD CANYON WASH

BENCH SEATING

KIOSK

TRASH RECEPTACLE

BIKE REPAIR STATION

DRINKING FOUNTAIN

PET WASTE STATION

Pacific Ventures

Public Trailhead

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

Bedford
Corona, CA

0 10 20 40
SCALE: 1" = 10'

November 27, 2023 | P-2

MASTER INSTALLED FENCE & WALLS

REFER TO SHEET L-XX FOR FENCE AND WALL DETAILS

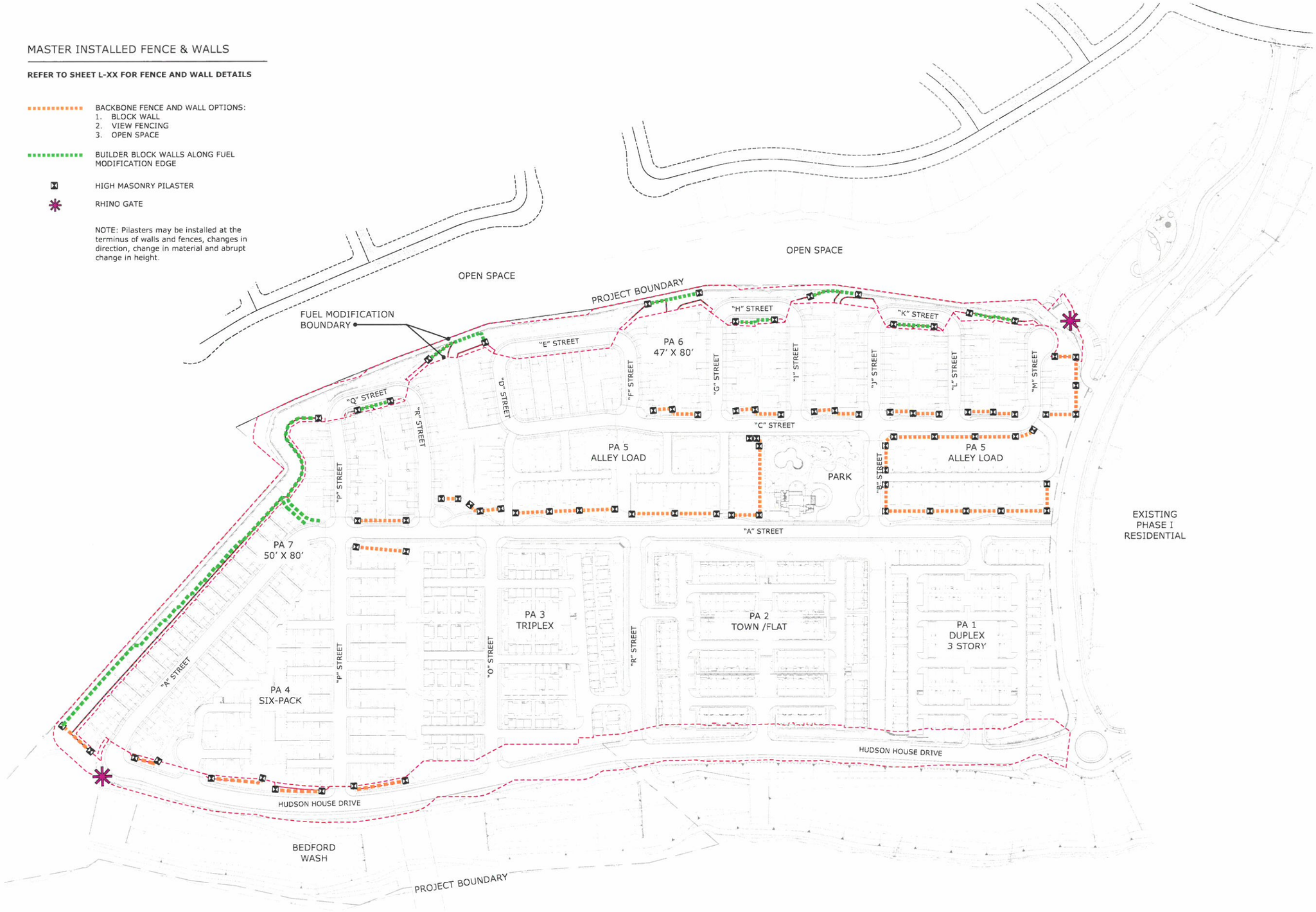
BACKBONE FENCE AND WALL OPTIONS:
1. BLOCK WALL
2. VIEW FENCING
3. OPEN SPACE

BUILDER BLOCK WALLS ALONG FUEL MODIFICATION EDGE

HIGH MASONRY PILASTER

RHINO GATE

NOTE: Pilasters may be installed at the terminus of walls and fences, changes in direction, change in material and abrupt change in height.



Bedford (Phase 3-4-TTM 38572)

Conceptual Fence and Wall Plan

LAND CONCERN
LANDSCAPE ARCHITECTURE

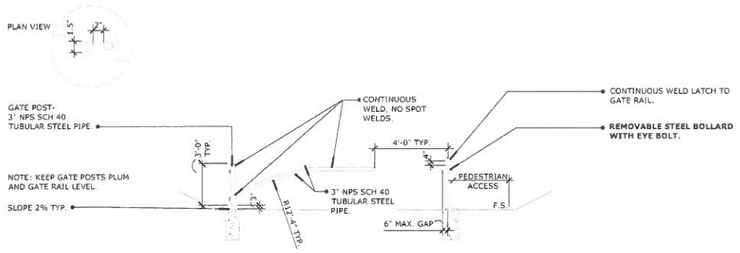
Pacific Ventures
MANAGEMENT LLC

BEDFORD
Corona, CA

N.T.S.

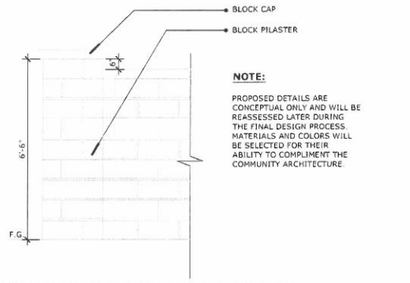
EXHIBIT 15

May 16, 2023 | L-14



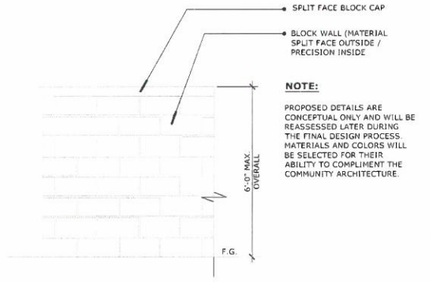
RHINO GATE

SCALE: 1/4"=1'-0" (FCTR 48)



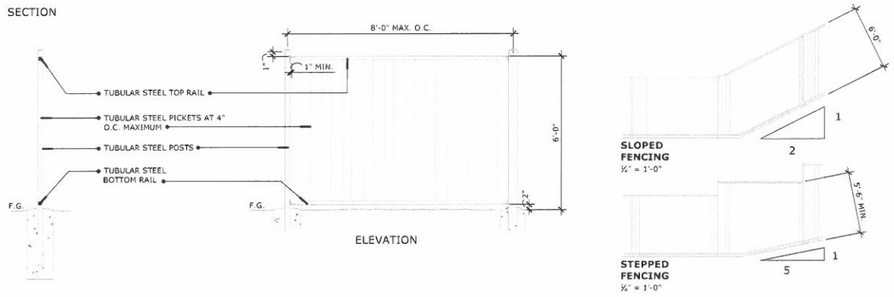
HIGH MASONRY PILASTER

SCALE: 1/2"=1'-0" 24

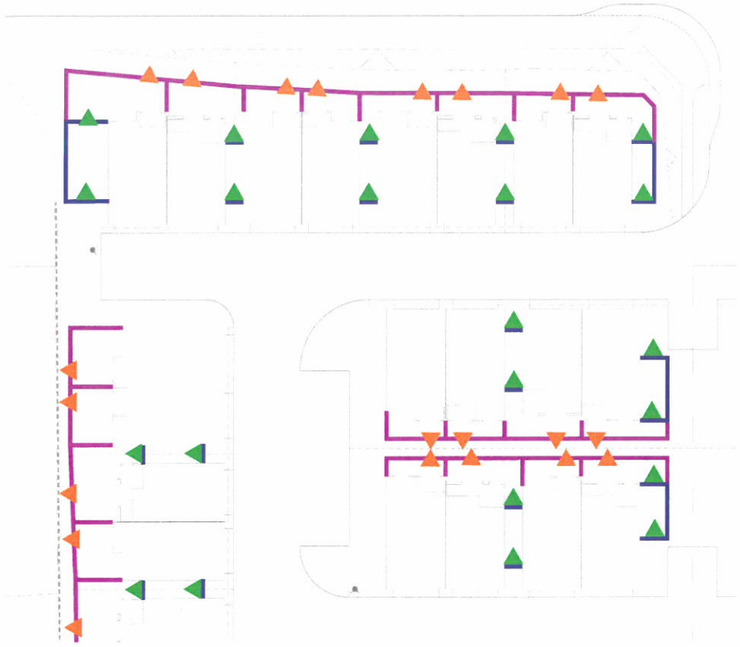


MASONRY WALL

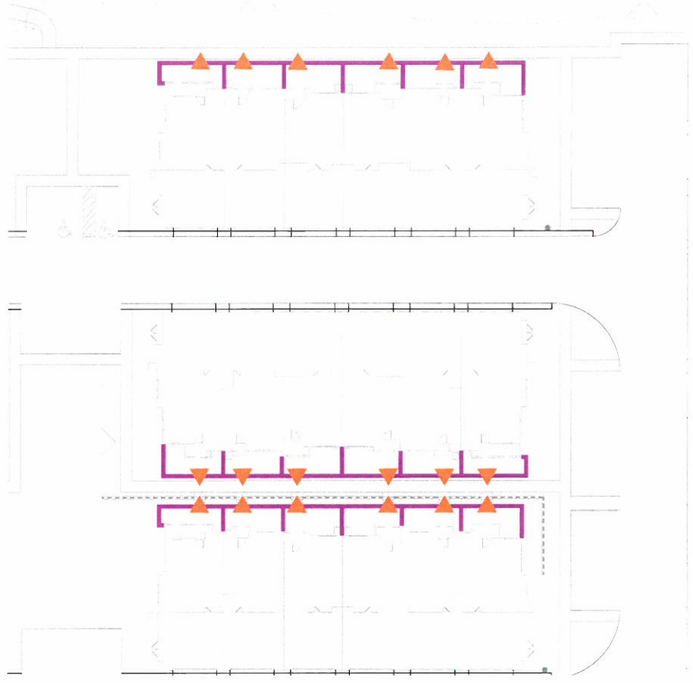
SCALE: 1/2"=1'-0" 24



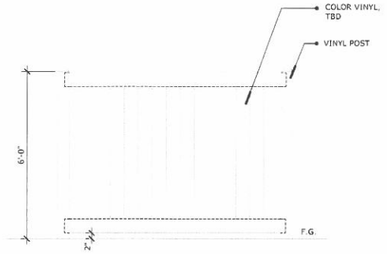
6'-0" HIGH T.S. FENCE



A Planning Area 1 - 3 Story Duplex

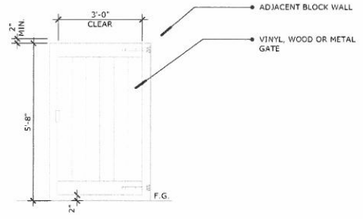


B Planning Area 2 - Town /Flat



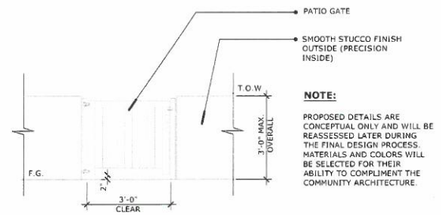
VINYL FENCE

SCALE: 1/2"=1'-0" 24



SIDE YARD GATE

SCALE: 1/2"=1'-0" 24

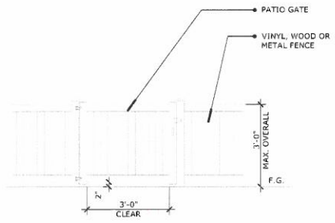


NOTE:

PROPOSED DETAILS ARE CONCEPTUAL ONLY AND WILL BE REASSESSED LATER DURING THE FINAL DESIGN PROCESS. MATERIALS AND COLORS WILL BE SELECTED FOR THEIR ABILITY TO COMPLIMENT THE COMMUNITY ARCHITECTURE.

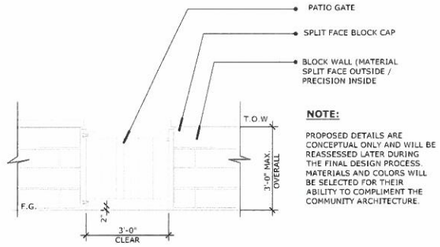
PATIO ENCLOSURE OPT. 1 - EHHANCED MASONRY

SCALE: 1/2"=1'-0" 24



PATIO ENCLOSURE OPT. 2 - LOW FENCE

SCALE: 1/2"=1'-0" 24



NOTE:

PROPOSED DETAILS ARE CONCEPTUAL ONLY AND WILL BE REASSESSED LATER DURING THE FINAL DESIGN PROCESS. MATERIALS AND COLORS WILL BE SELECTED FOR THEIR ABILITY TO COMPLIMENT THE COMMUNITY ARCHITECTURE.

PATIO ENCLOSURE OPT. 3 - MASONRY

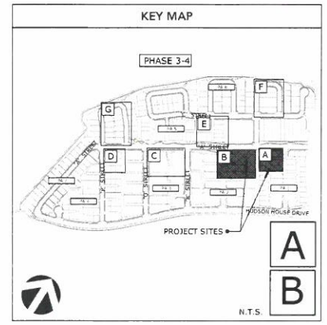
SCALE: 1/2"=1'-0" 24

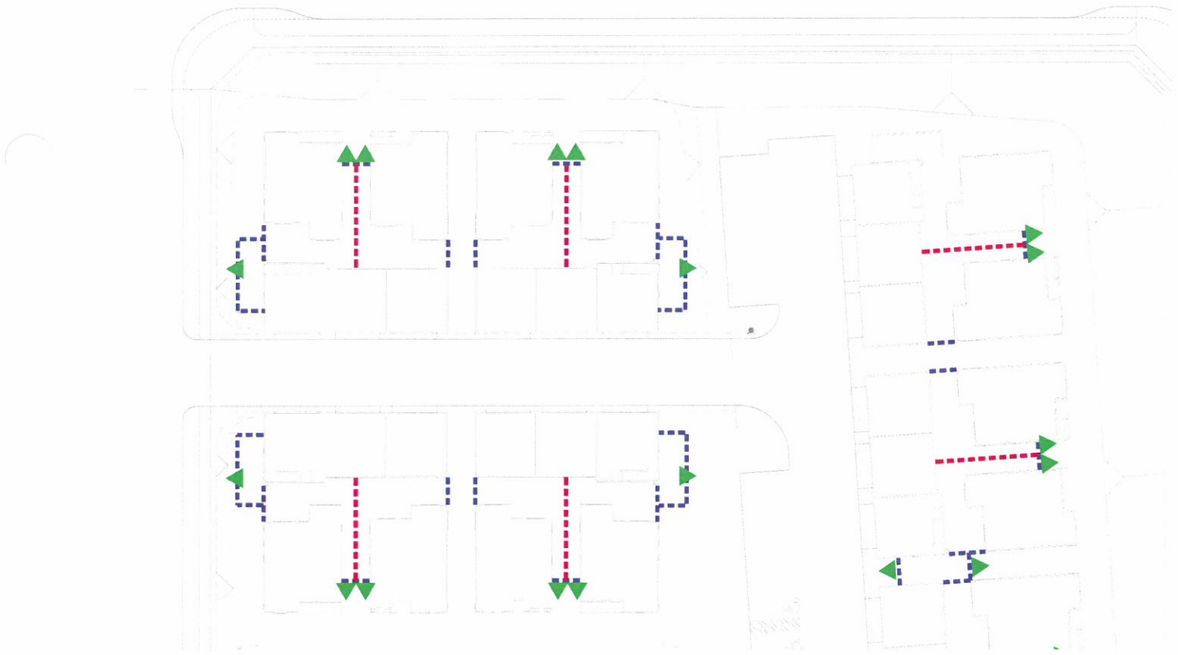
FENCE AND WALL LEGEND

- Masonry Wall
- Patio Enclosure
- Patio Gate
- Side Yard Gate (Vinyl, Wood or Metal) 6'-0" High

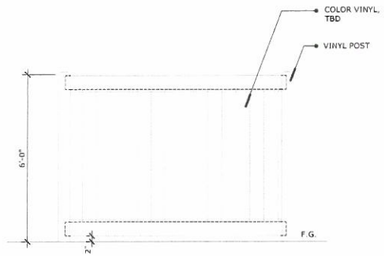
NOTE: Proposed details and color selection is conceptual only and will be reassessed later during the design process.

KEY MAP



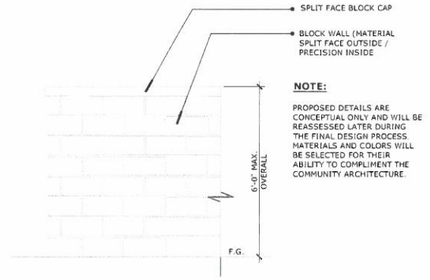


C Planning Area 3 - Triplex



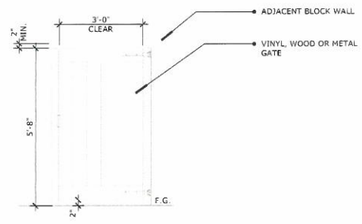
VINYL FENCE

SCALE: 1/2"=1'-0" 24



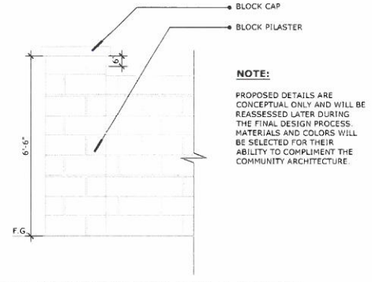
MASONRY WALL

SCALE: 1/2"=1'-0" 24



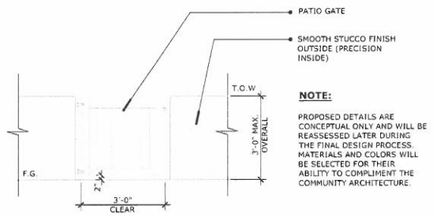
SIDE YARD GATE

SCALE: 1/2"=1'-0" 24



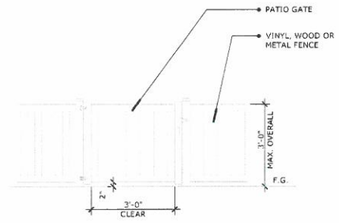
HIGH MASONRY PILASTER

SCALE: 1/2"=1'-0" 24



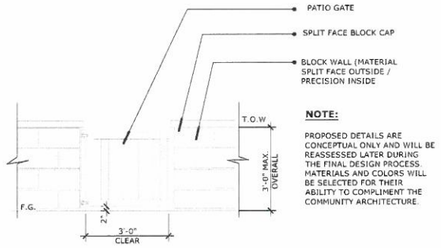
PATIO ENCLOSURE OPT. 1 - EHHANCED MASONRY

SCALE: 1/2"=1'-0" 24



PATIO ENCLOSURE OPT. 2 - LOW FENCE

SCALE: 1/2"=1'-0" 24



PATIO ENCLOSURE OPT. 3 - MASONRY

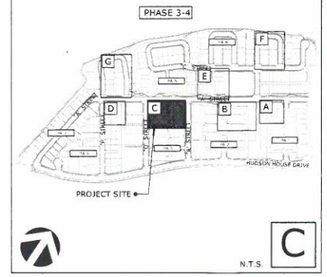
SCALE: 1/2"=1'-0" 24

FENCE AND WALL LEGEND

- Masonry Wall
- Vinyl Fence
- Side Yard Gate (Vinyl, Wood or Metal) 6'-0" High

NOTE: Proposed details and color selection is conceptual only and will be reassessed later during the design process.

KEY MAP



Bedford (Phase 3-4-TTM 38572)

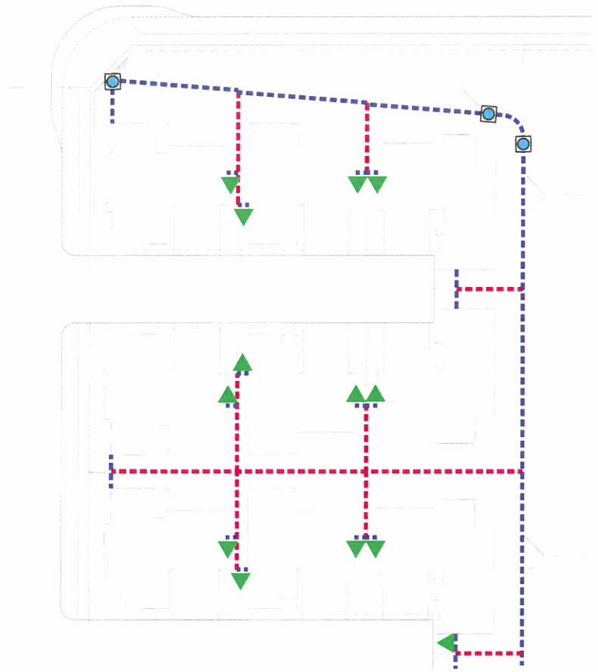
Conceptual Fence and Wall Typicals

LAND CONCERN LANDSCAPE ARCHITECTURE

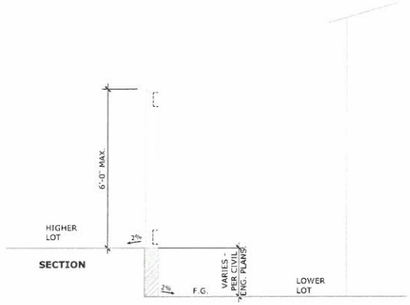
Pacific Ventures MANAGEMENT LLC

BEDFORD
Corona, CA

0 10 20 40
SCALE: 1" = 20'

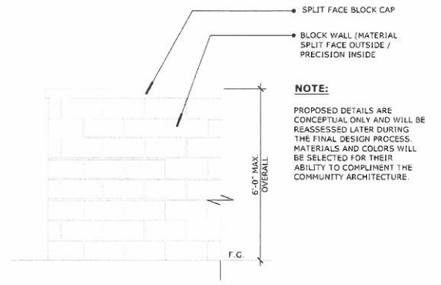


D Planning Area 4 - Six Pack



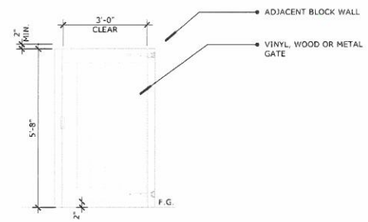
VINYL ON RETAINING WALL SECTION

SCALE: 1/2"=1'-0" 24



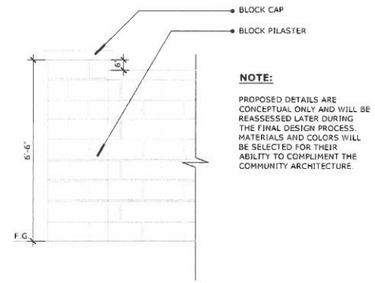
MASONRY WALL

SCALE: 1/2"=1'-0" 24



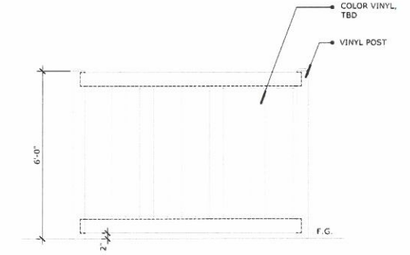
SIDE YARD GATE

SCALE: 1/2"=1'-0" 24



HIGH MASONRY PILASTER

SCALE: 1/2"=1'-0" 24



VINYL FENCE

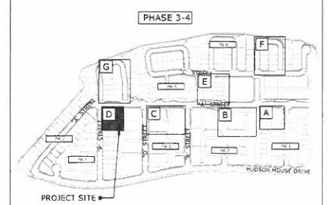
SCALE: 1/2"=1'-0" 24

FENCE AND WALL LEGEND

- Masonry Wall
- Vinyl Fence
- High Masonry Pilaster
- Side Yard Gate (Vinyl, Wood or Metal) 6'-0" High

NOTE: Proposed details and color selection is conceptual only and will be reassessed later during the design process.

KEY MAP



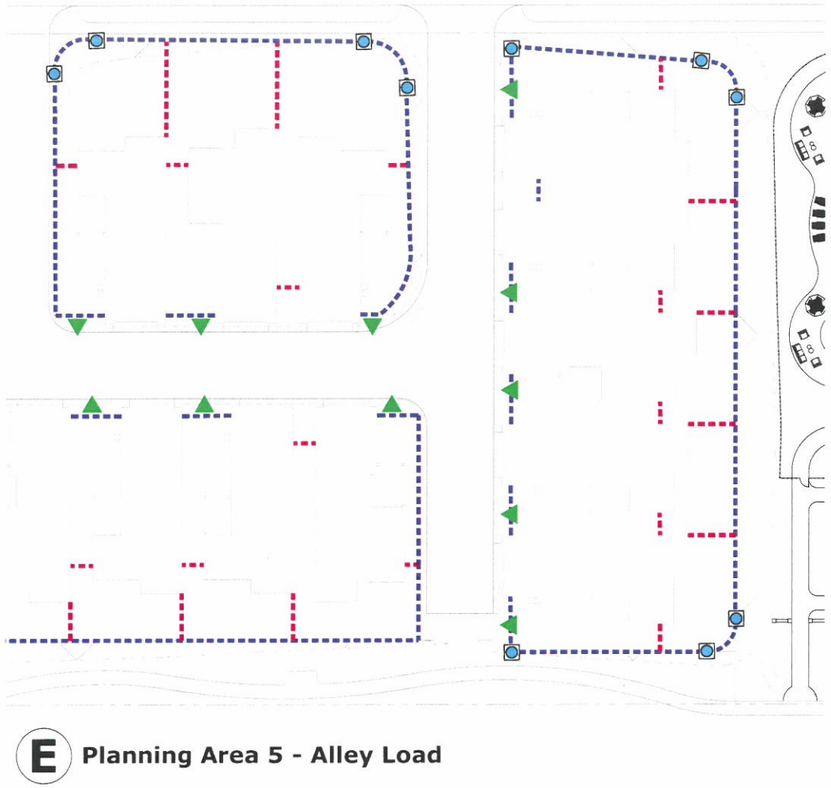
Bedford (Phase 3-4-TTM 38572)

Conceptual Fence and Wall Typicals

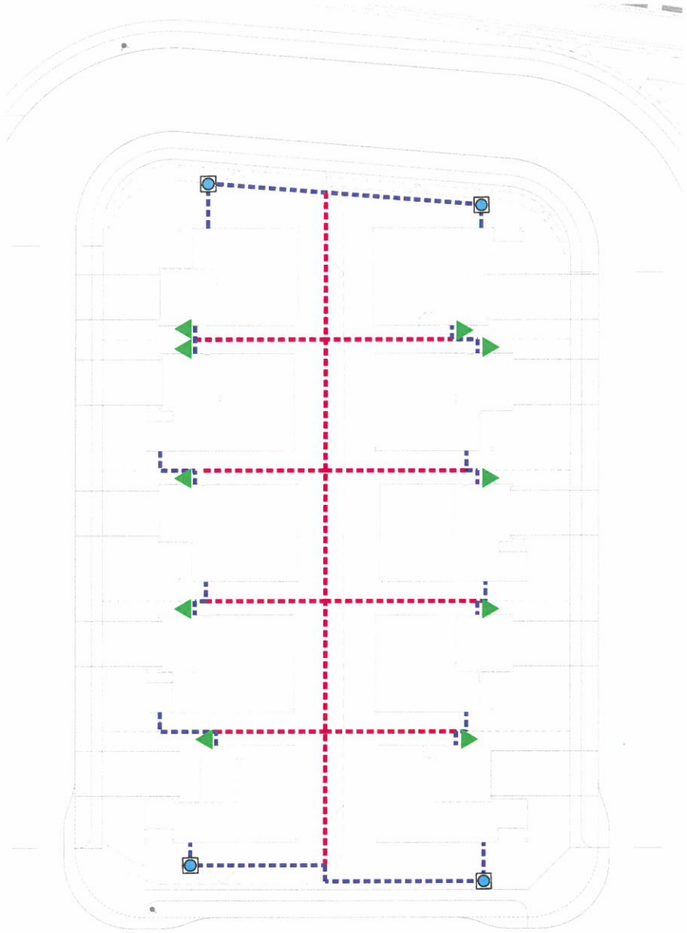
LAND CONCERN LANDSCAPE ARCHITECTURE

Pacific Ventures MANAGEMENT LLC

BEDFORD
Corona, CA



E **Planning Area 5 - Alley Load**

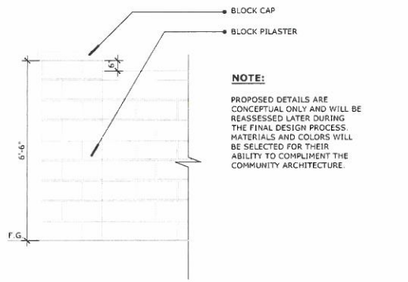


F **Planning Area 6 - Single Family Detached**

FENCE AND WALL LEGEND

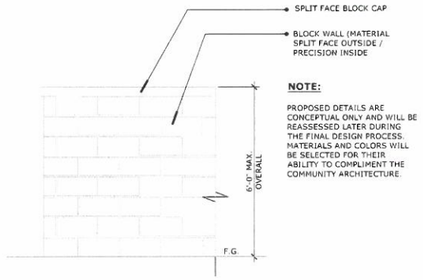
- Masonry Wall
- Vinyl Fence
- High Masonry Pilaster
- Side Yard Gate (Vinyl, Wood or Metal) 6'-0" High

NOTE: Proposed details and color selection is conceptual only and will be reassessed later during the design process.



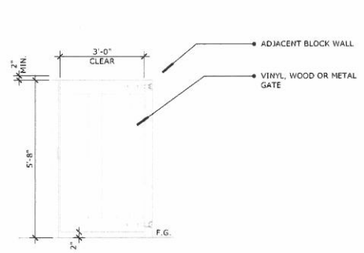
HIGH MASONRY PILASTER

SCALE: 1/2"=1'-0" 24



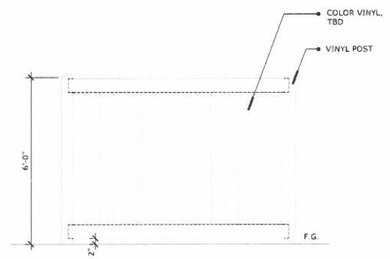
MASONRY WALL

SCALE: 1/2"=1'-0" 24



SIDE YARD GATE

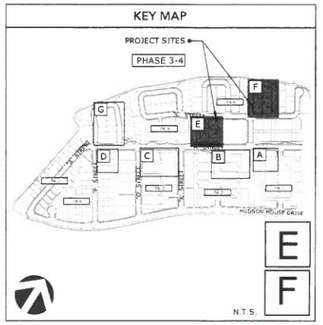
SCALE: 1/2"=1'-0" 24



VINYL FENCE

SCALE: 1/2"=1'-0" 24

KEY MAP



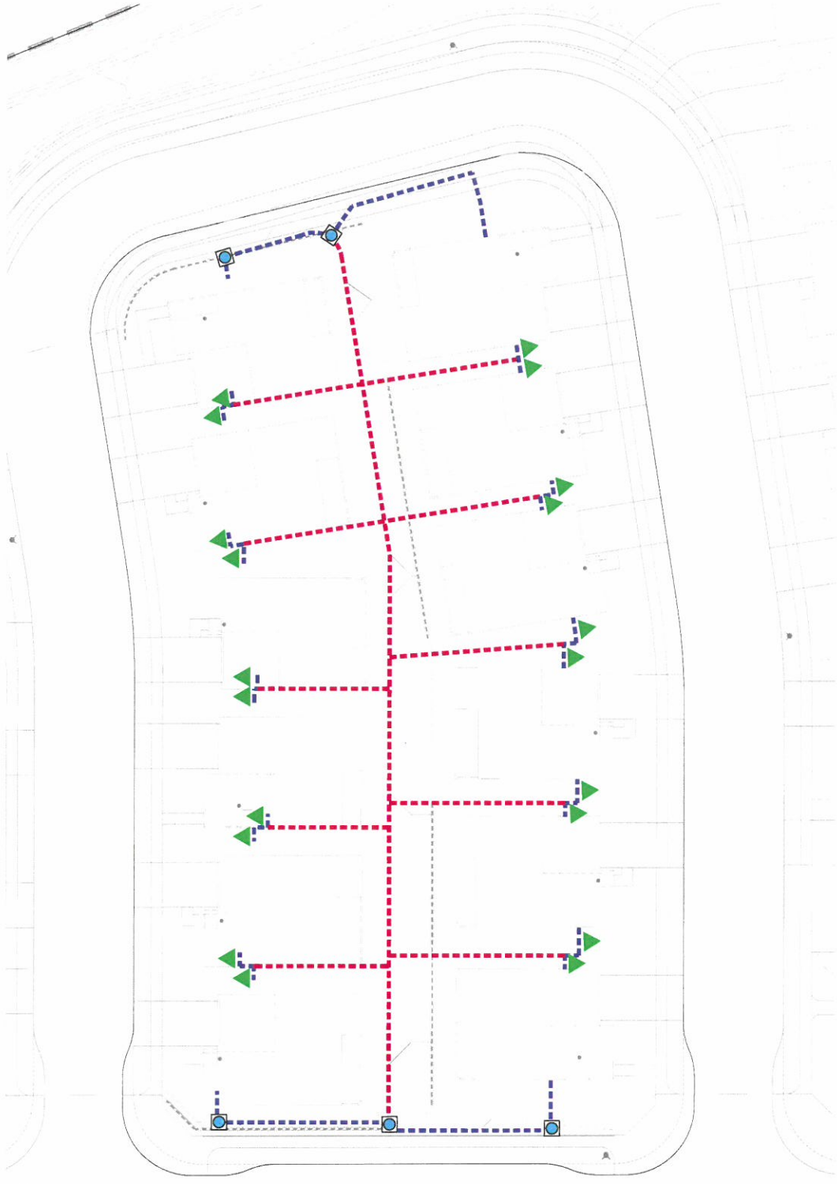
Bedford (Phase 3-4-TTM 38572)

Conceptual Fence and Wall Typicals

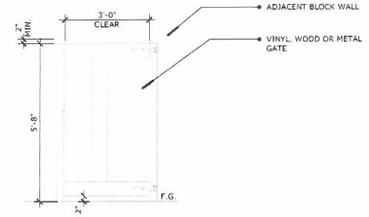
LAND CONCERN LANDSCAPE ARCHITECTURE

Pacific Ventures MANAGEMENT LLC

BEDFORD
Corona, CA

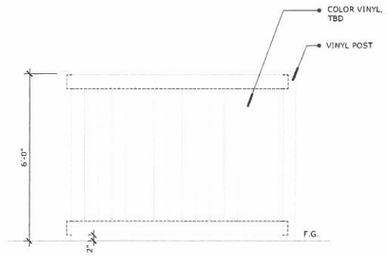


G Planning Area 7 - Single Family Detached



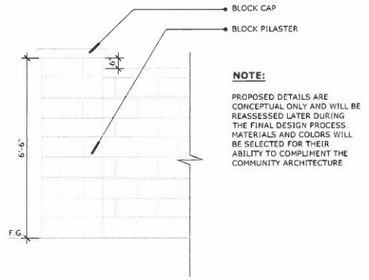
SIDE YARD GATE

SCALE: 1/2"=1'-0" 24



VINYL FENCE

SCALE: 1/2"=1'-0" 24

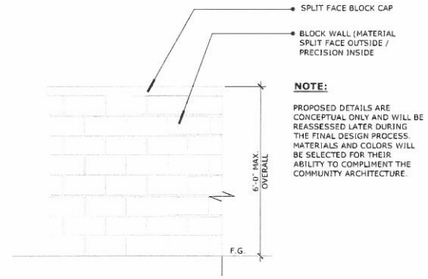


NOTE:

PROPOSED DETAILS ARE CONCEPTUAL ONLY AND WILL BE REASSESSED LATER DURING THE FINAL DESIGN PROCESS. MATERIALS AND COLORS WILL BE SELECTED FOR THEIR ABILITY TO COMPLIMENT THE COMMUNITY ARCHITECTURE.

HIGH MASONRY PILASTER

SCALE: 1/2"=1'-0" 24



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MASONRY WALL

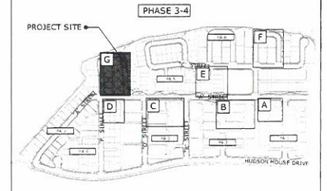
SCALE: 1/2"=1'-0" 24

FENCE AND WALL LEGEND

- Masonry Wall
- Vinyl Fence
- High Masonry Pilaster
- Side Yard Gate (Vinyl, Wood or Metal) 6'-0" High

NOTE: Proposed details and color selection is conceptual only and will be reassessed later during the design process.

KEY MAP



G

Conceptual Fence and Wall Typicals

JASON E. UHLEY
General Manager-Chief Engineer

1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
951.788.9965 FAX
www.rcflood.org

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 16

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.

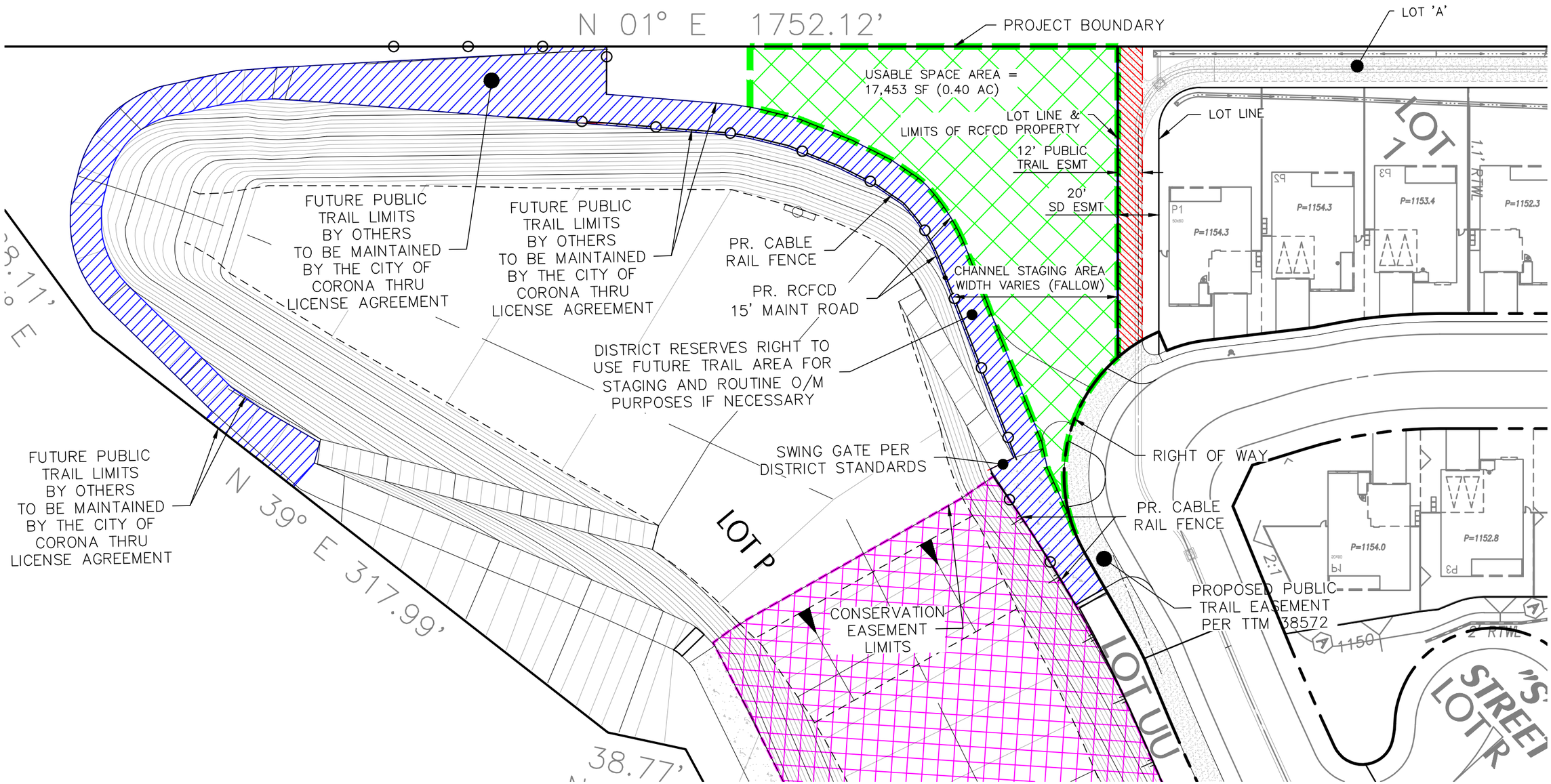
Very truly yours,

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



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