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RIVERSIDE  
SAN DIEGO

May 16, 2023

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

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

Dear Sandra:

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

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

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

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

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

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

**EXHIBIT 4**

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

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

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

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

Sincerely,

HUNSAKER & ASSOCIATES IRVINE, INC.

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

Quinn Paulin Aguero  
Planner

QPA:tl

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

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