

BEDFORD MARKETPLACE, LLC

October 30, 2019

Joanne Coletta, Community Development Director
Sandra Yang, Senior Planner
City of Corona
400 S. Vicentia Avenue
Corona, CA 92880

Re: Bedford Marketplace Precise Plan Submittal

Dear Ms. Coletta,

Per the City's Precise Plan submittal requirements, please find following the project information:

Overview

The Applicant, Bedford Marketplace, LLC, proposes to amend the Arantine Hills Specific Plan (AHSP Amendment No. 3) to increase the boundary of the AHSP by approximately 17.85 acres (Modified Project Site). The proposal would also increase the area designated Commercial in the AHSP from 10.03 acres to approximately 21.67 acres and increase the amount of commercial use from 80,000 square feet to approximately 134,378 square feet plus a 135-room hotel. Approximately 6.21 acres of the Modified Project Site would be designated Open Space within the AHSP.

Location and Surrounding Land Uses

The Project Site is located in the Bedford Canyon area of the Santa Ana Mountain foothills in the southeastern portion of Corona. The City of Corona is generally situated southwest of the City of Riverside, south of the City of Norco, and north of the City of Lake Elsinore in Riverside County, California (Figure 1). Areas surrounding the Project Site include the I-15 freeway to the east, Arantine Hills Specific Plan to the south and west; and Cajalco Road to the north (Figure 2). The Modified Project Site is located within the United States Geological Survey (USGS) 7.5-Minute Topographic Map *Corona South* Quadrangle.

EXHIBIT M

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Site Design

Bedford Marketplace is planned as a neighborhood serving commercial center designed to bring commercial services to the Bedford and Eagle Glen communities. Bedford Marketplace would have three entrances from the extension of Bedford Canyon Road. A combination 8-foot sidewalk and 6-foot trail would form the western boundary and provide pedestrian connectivity from the intersection of Bedford Canyon Road and Eagle Glen Parkway to the newly installed trail system located on the north side of Bedford Wash, including the new dog park, and to residential areas within the Bedford residential community.

While the retail and service users have not been finalized and are subject to change, potential uses within Bedford Marketplace include: a fuel facility with convenience store, auto-spa, quick serve coffee with drive thru, financial institution with drive thru, day care center, health and fitness, super market, pharmacy, sit-down restaurants, quick serve restaurants, and other retail stores that are consistent in other neighborhood serving centers. Located in the southeastern portion of the Modified Project Site is a planned hotel. The hotel is planned for 135 rooms with surface parking.

Architecture and Materials

The architecture is modern farmhouse consistent with the architectural materials of Arantine Hills. Architectural renderings and material have been submitted.

Parking and Access

Parking consistent with the City's parking code is planned throughout Bedford Marketplace as shown on the submitted plans. Bedford Marketplace would have three entrances from the extension of Bedford Canyon Road. A combination 8-foot sidewalk and 6-foot trail would form the western boundary and provide pedestrian connectivity from the intersection of Bedford Canyon Road and Eagle Glen Parkway to the newly installed trail system located on the north side of Bedford Wash, including the new dog park, and to residential areas within the Bedford residential community.

Landscaping

Landscaping is consistent with the Specific Plan. A landscape plan has been submitted with landscape details along the frontage of Bedford Canyon Road and trees within the parking lot.

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Fencing

The Project Site fencing consists of a tubular steel fence around the water quality basin and a steel post and cable fence adjacent to the trail along Bedford Canyon Road. A fencing plan has been submitted with details.

If you have any questions, please contact Glen Powles at 760-780-7167 or Peter Carlson at 949-289-3625.

Sincerely,



Glen Powles

Guardian Capital

Sr. Vice President Planning & Development