

DPR2019-0020  
COMMERCIAL PARCELS

LOT NO.	S.F.	ACRES	USE	MAINTAINED
A	77313.74	1.77	BASIN	HOA
B	129101.26	2.96	SLOPE/OPEN SPACE	HOA
C	8818.491	0.20	CHANNEL/RCFD	RCFD
D	55133.266	1.27	OPEN SPACE	HOA
SUBTOTAL	270366.75	6.21		

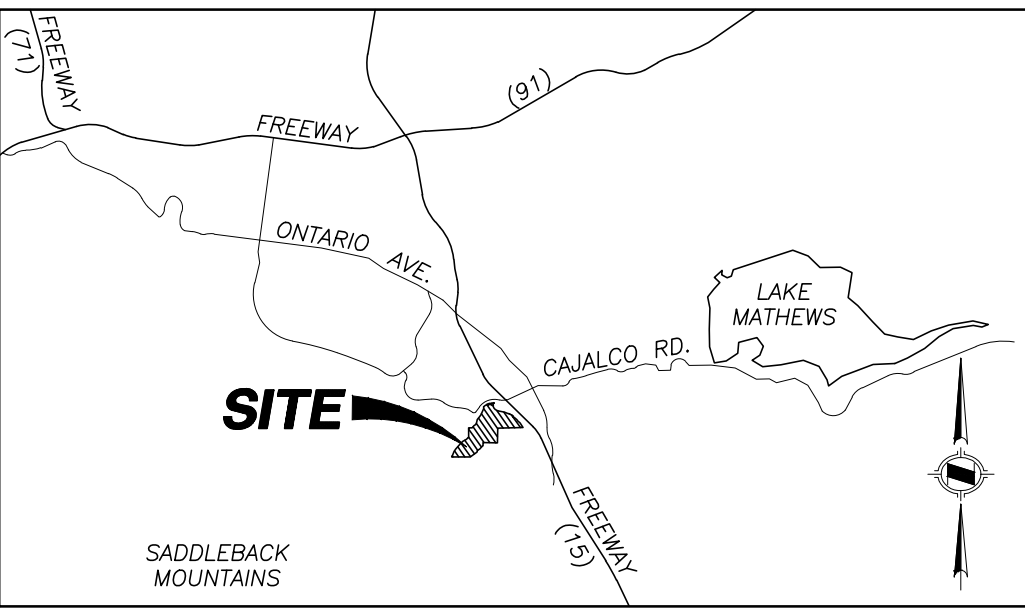
PARCEL LOT NO.	S.F.	ACRES	USE
1	49018.11	1.13	RESTAURANT
2	95981.19	2.20	FITNESS
3	183017.24	4.20	SHOPS/PHARMACY
4	49930.622	1.15	RESTAURANT
5	129239.21	2.97	HOTEL
SUBTOTAL	507186.37	11.64	

LAND USE	TOTAL ACRES
COMMERCIAL DEVELOPMENT	11.64
OPENSACE/LANDSCAPE	6.21
TOTAL	17.85

AREA TABLE	GROSS ACRES	NET ACRES
COMMERICAL ARANTINE	10.03 AC	8.35
COMMERICAL - RCTC	17.85 AC	12.85
OPEN SPACE		6.65
TOTAL GROSS AREA		27.85

PARCEL MAP NO. 37788  
FOR COMMERCIAL PURPOSES

BEING A SURVEY OF PARCEL "A" OF THE LANDS DEED TO RIVERSIDE COUNTY TRANSPORTATION COMMISSION IN A DOCUMENT, RECORDED DECEMBER 26, 2008 AS INSTRUMENT NO. 672262, OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN PORTIONS OF SECTIONS 16 AND 17, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN.



NOTES

- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: COMMERCIAL DEVELOPMENT
- EXISTING GENERAL PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL
- EXISTING ZONING: GC GENERAL COMMERCIAL (ARANTINE SPECIFIC PLAN)
- ASSESSOR PARCEL NUMBERS: 279-240-019 AND 279-40-033
- TOTAL GROSS AREA: 17.85 AC
- WATER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
- SEWER SERVICE PROVIDED BY: CORONA DEPARTMENT OF WATER AND POWER, 755 CORPORATION YARD WAY, CORONA, CA 92880, (951) 736-2234
- GAS SERVICE PROVIDED BY: SOUTHERN CALIFORNIA GAS COMPANY, P.O. BOX 3150, SAN DIMAS, CA 91773, (800) 427-2200
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA EDISON, P.O. BOX 6400, RANCHO CUCAMONGA, CA 91729, (800) 990-7788
- TELEPHONE SERVICE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
- FIBER OPTIC CABLE PROVIDED BY: AT&T, 1265 N. VAN BUREN STREET, SUITE 180, ANAHEIM, CA 92807, (800) 750-2355
- REFUSE PROVIDED BY: WASTE MANAGEMENT OF THE INLAND EMPIRE, 800 SOUTH TEMESCAL STREET, CORONA, CA 92876, (951) 280-4500
- THE PROJECT IS LOCATED WITHIN THE CORONA-NORCO UNIFIED SCHOOL DISTRICT, 2820 CLARK AVENUE, NORCO CA, 92860, (951) 736-5000
- STREET LINEAR FOOTAGE:  
BEDFORD CANYON ROAD - 3,100',
- THE PROJECT SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 06065C1360G, EFFECTIVE DATE AUGUST 26, 2008.
- ALL IMPROVEMENTS SHALL BE PER ARANTINE HILLS SPECIFIC PLAN UNLESS OTHERWISE APPROVED.
- PROPOSED DEVELOPMENT (PHASE 2) IS IN CONFORMANCE WITH THE APPROVED WQMP AND DRAINAGE REPORT.
- ANY REVISED SITE PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR SCREEN CHECK APPROVAL PRIOR TO BUILDING PLAN SUBMITTAL.
- PLANS SHALL SHOW A MINIMUM DRIVE WIDTH OF 24 FEET.
- PROVIDE PLANS FOR TWO (2) ALL WEATHER SURFACE ACCESS WAYS TO BE APPROVED BY THE FIRE PREVENTION MANAGER AND CONSTRUCT THE ACCESS WAY(S) TO ACCOMMODATE 70,000 LBS GVW DURING ALL PHASES OF CONSTRUCTION.
- ALL PROJECTS SHALL COMPLY WITH THE CITY OF CORONA FIRE DEPARTMENT SITE CONSTRUCTION STANDARD. A COPY OF WHICH IS AVAILABLE AT THE FIRE DEPARTMENT COUNTER. PROJECTS SHALL HAVE APPROVED ALL WEATHER ACCESS FROM TWO(2) DIRECTIONS AND FIRE HYDRANTS PROVIDING THE REQUIRED FIRE FLOW TESTED AND ACCEPTED PRIOR TO COMBUSTIBLE CONSTRUCTION.
- PROVIDE TURN-AROUND FOR ACCESS DRIVE(S) MEETING FIRE DEPARTMENT STANDARDS/APPROVAL.
- PROVIDE A MINIMUM TWENTY-FIVE (25) FOOT INSIDE AND FIFTY (50) FOOT OUTSIDE RADIUS FOR ACCESS DRIVE(S).
- STREET AND DRIVE GRADES SHALL NOT EXCEED 10% UNLESS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
- COMMERCIAL DWELLING UNITS REQUIRE A FIRE FLOW OF 3,000 GPM/2 HOURS @ 20 PSI. HYDRANT SPACING REQUIREMENT IS 300' MAXIMUM BETWEEN HYDRANTS.
- THE FIRE SERVICE WATERLINE SHALL BE LOOPED AND PROVIDED WITH TWO (2) SEPARATE POINTS OF CONNECTION.
- FUEL MODIFICATION IS REQUIRED FOR THIS PROJECT. CONSULT WITH FIRE DEPARTMENT TO PLAN AND IMPLEMENT THE MOST EFFECTIVE METHOD FOR THE SITE.
- PROVIDE CLASS A ROOFING MATERIAL.
- A FIRE FACILITIES FEE OF \$231.00 PER ACRE IS REQUIRED PER CORONA MUNICIPAL CODE SECTION 3.36.030 AND MUST BE PAID PRIOR TO BUILDING PERMIT ISSUANCE.
- PER 511 OF THE CORONA MUNICIPAL CODE, A PUBLIC SAFETY RADIO COMMUNICATION STUDY IS REQUIRED. CONSULT WITH THE FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS FOR THIS STUDY.
- GROVES AND WEED ABATEMENT SHALL BE MAINTAINED SO AS NOT TO POSE A FIRE HAZARD UNTIL TIME OF DEVELOPMENT.
- A SPECIFIC ADDRESS, ASSIGNED BY THE CITY OF CORONA, SHALL BE PROVIDED FOR EACH BUILDING AS SPECIFIED BY THE FIRE DEPARTMENT ADDRESS STANDARD WHICH CAN BE OBTAINED AT THE FIRE DEPARTMENT COUNTER AT CITY HALL. ADDRESS MUST BE ILLUMINATED DURING ALL HOURS OF DARKNESS.
- SMOKE DETECTORS SHALL COMPLY WITH U.B.C. SECTION 310 1997 EDITION.
- AT NO TIME SHALL FIRE HYDRANTS OR FIRE LANES BE BLOCKED BY BUILDING MATERIALS, STORAGE, EQUIPMENT, AND/OR VEHICLES.
- MULTIPLE UNIT BUILDINGS SHALL HAVE SUITE NUMBER IDENTIFICATION ASSIGNED BY THE FIRE DEPARTMENT FOR REVIEW AND SUBMIT EXHIBIT FOR REVIEW AND APPROVAL TO THE FIRE DEPARTMENT. A COPY OF THE PREMISE IDENTIFICATION STANDARD IS AVAILABLE AT CORONACOGOV.
- COMMERCIAL FIRE SPRINKLERS SHALL BE INSTALLED PER 2016 CALIFORNIA FIRE CODE, 2016 CALIFORNIA RESIDENTIAL CODE, AND NFPA SECTION 13, ET. AL.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE VI, NAD 83 (1991.35 EPOCH) ADJUSTMENT AS DETERMINED LOCALLY BY THE LINE BETWEEN STATION "08 19" (HPON 08-19) AND STATION "SWDA" (S.W. DAM) SHOWN ON RECORD OF SURVEY IN BOOK 101, PAGES 21 THROUGH 23, INCLUSIVE OF RECORDS OF SURVEY, AND SHOWN HEREON AS NORTH 53°10'03" WEST.

BENCH MARK:

NATIONAL GEODETIC SURVEY DESIGNATION "LF 124"  
DESCRIBED BY METRO WATER DISTRICT SO. CALIFORNIA 1995 (DEL) CORONA, CA. 15  
FREEWAY EXIT CAJALCO RD. EASTERLY ON CAJALCO ROAD TO TEMESCAL CANYON RD.,  
LEFT/NORTH ALONG TEMESCAL 0.45 MILE (0.72 KM) TO LA GLORIA STREET 56 FEET (17.1 M)  
WESTERLY OF TEMESCAL CANYON ROAD AND 40 FEET (12.2 M) SOUTHERLY OF LA GLORIA  
STREET TO A MWD VALVE AND METER STRUCTURE AT STATION 21+6+84 ON 2 BY 9.7 FOOT  
CONCRETE PAD FOR METER BOX SERVICE CONNECTION, 13 FEET (4.0 M) EASTERLY OF  
POWER POLE 569623E AND 10.4 FEET (3.2 M) WESTERLY OF MWD MH 216+83. A MWDSC  
3 INCH BRASS DISK STAMPED LF 124 1995 FLUSH IN THE TOP OF THE NORTHERLY PAD.  
ELEVATION 833.51' NAVD 88 1997 ADJUSTMENT

TO CONVERT TO CITY OF CORONA DATUM, SUBTRACT 2.49 FEET.  
REFERENCE TO CITY OF CORONA BENCHMARK C-133

A 2"-1/4" BRASS DISK STAMPED "C-133" SET IN THE TOP OF CURB, LOCATED 5' WEST OF  
THE E.C.R. OF THE NORTHWESTERLY CURB RETURN OF THE INTERSECTION OF ONTARIO  
AVENUE AND FULLERTON AVENUE.

ELEVATION 900.189 4/88

STATEMENT OF OWNERSHIP

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

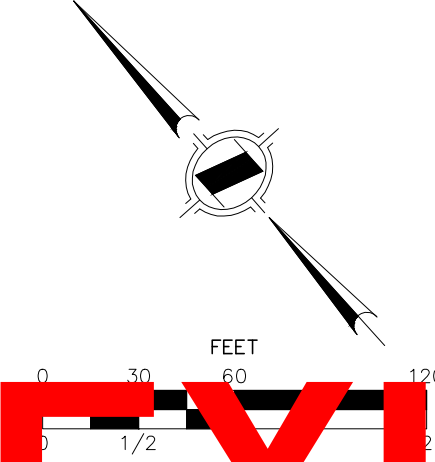


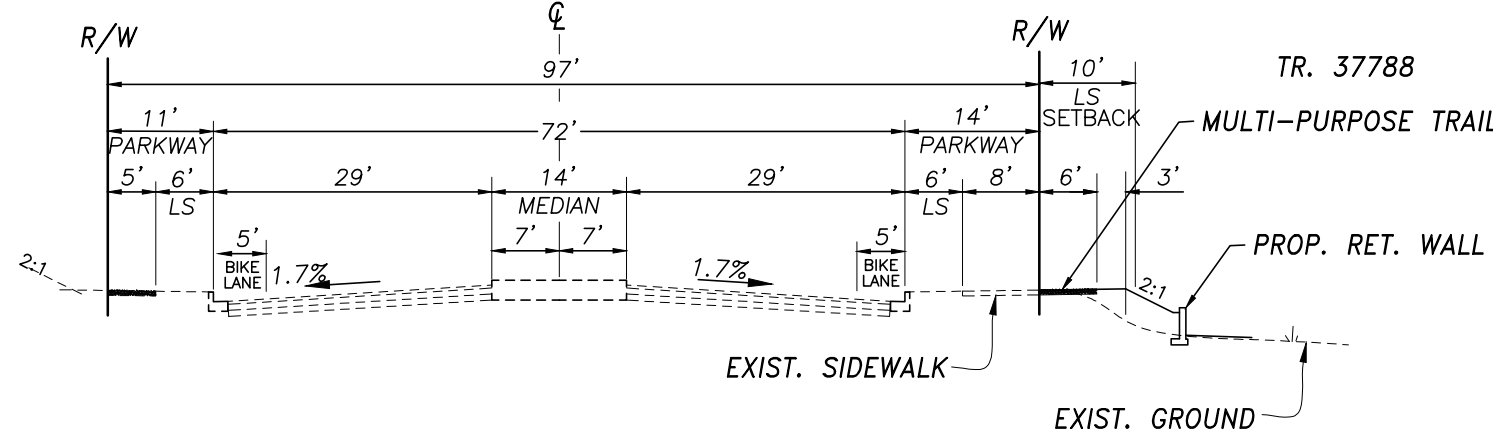
EXHIBIT 2

PARCEL MAP NO. 37788  
FOR COMMERCIAL PURPOSES  
City of Corona

SHEET  
1 OF 2

LEGEND

- RIGHT OF WAY
- TRACT BOUNDARY
- INGRESS/EGRESS EASEMENT
- EASEMENT
- EXISTING LOT LINE
- DAYLIGHT LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CURB
- EXISTING MEDIAN
- PLANNING AREA BOUNDARY
- 12" WIDE TRAIL



SECTION E-E  
EXISTING BEDFORD CANYON ROAD  
N.T.S.

LEGAL DESCRIPTION:

BEING A PORTION OF LOT 1 OF EXCLUSION MAP OF ALL THE LANDS FROM CORONITA TRACT NO. 3, AS SHOWN ON A CERTIFIED COPY OF THE DECREE RECORDED ON NOVEMBER 4, 1960 AS INSTRUMENT NO. 95289 KNOWN AS PARCEL "B" AS SHOWN ON LOT LINE ADJUSTMENT NO. 04132, RECORDED AUGUST 20, 1999 AS INSTRUMENT NO. 99-373743 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 6 WEST, SAN BERNARDINO MERIDIAN

MAP DATE IDENTIFIER	DATE	BY
10/22/19	10/22/19	TMC
10/28/19	10/28/19	TMC

DATE	10/28/19
W.O.	2749-18X
GROSS AREA	17.85 ±
CONTOUR INTERVAL	5'
NUMBERED LOTS	5
LETTERED LOTS	4
DATE OF MCG BASE FILE	9/18/19
DATE OF CDPG BASE FILE	9/18/19

DRAWN BY: LP

DESIGNED BY: DS

CHECKED BY: DS

PREPARED FOR:

BEDFORD MARKET PLACE, LLC  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

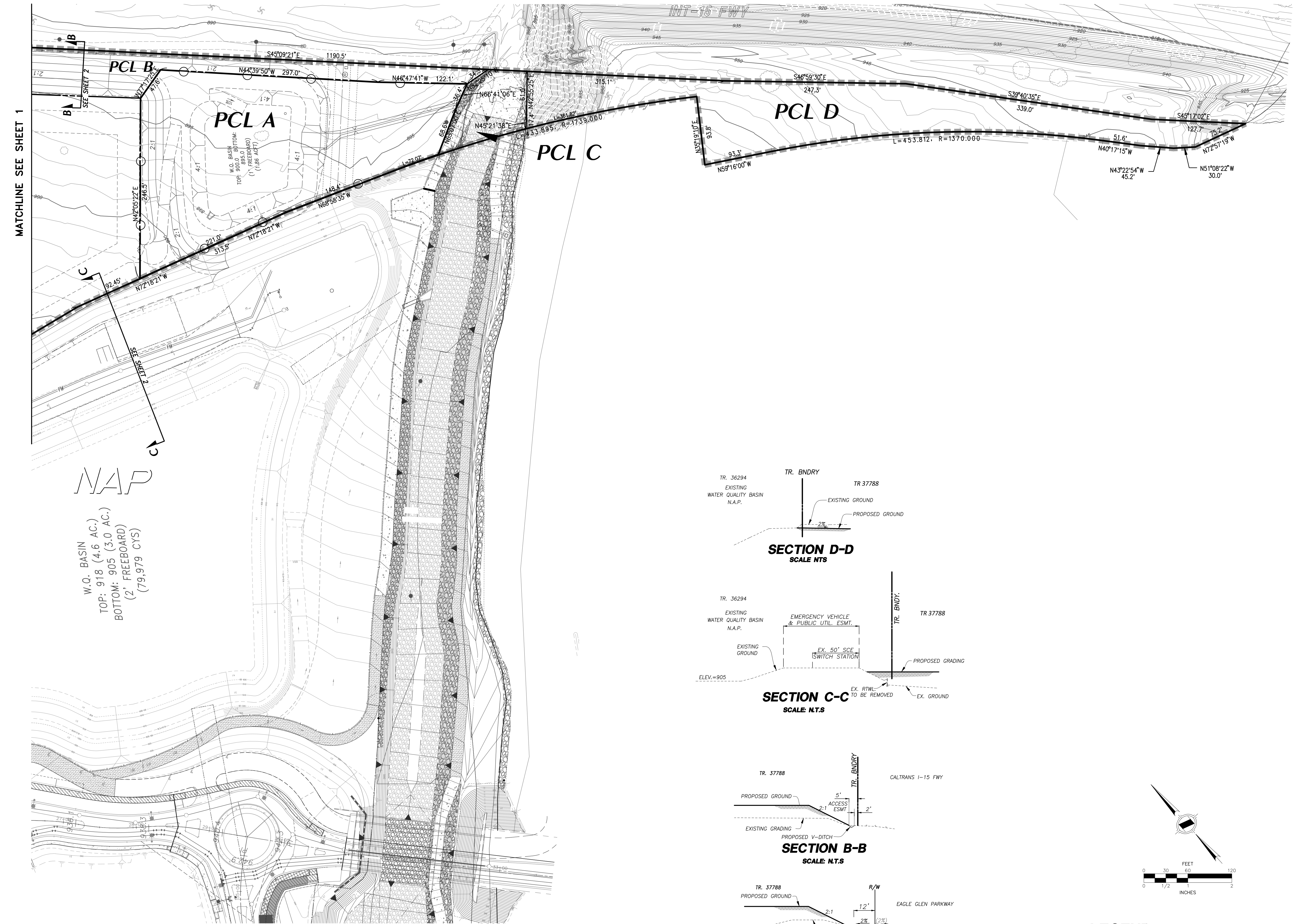
OWNER:

ARANTINE HILLS HOLDINGS, LP  
A DELAWARE LIMITED PARTNERSHIP  
85 ENTERPRISE, SUITE 450  
ALISO VIEJO, CA 92656  
(949) 382-2766

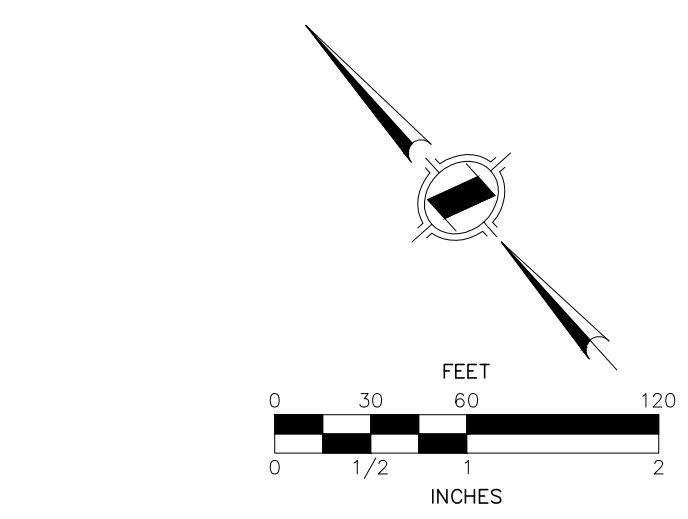
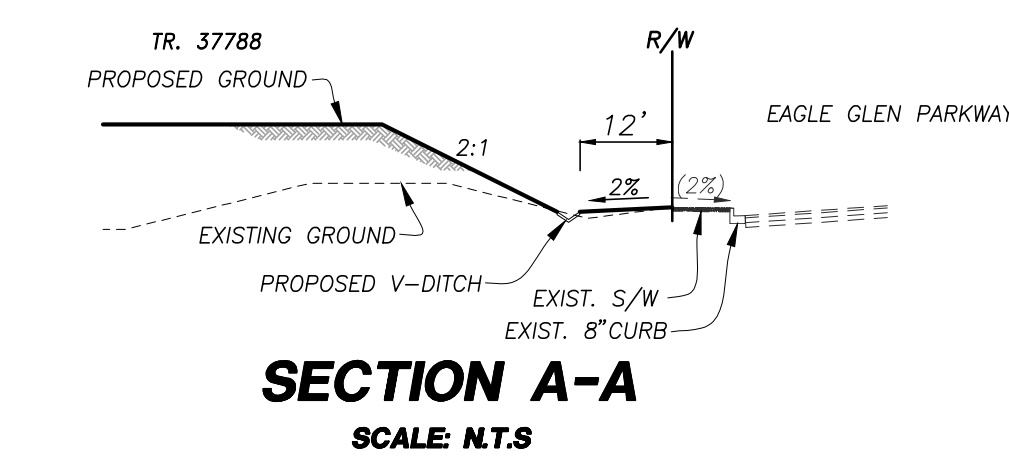
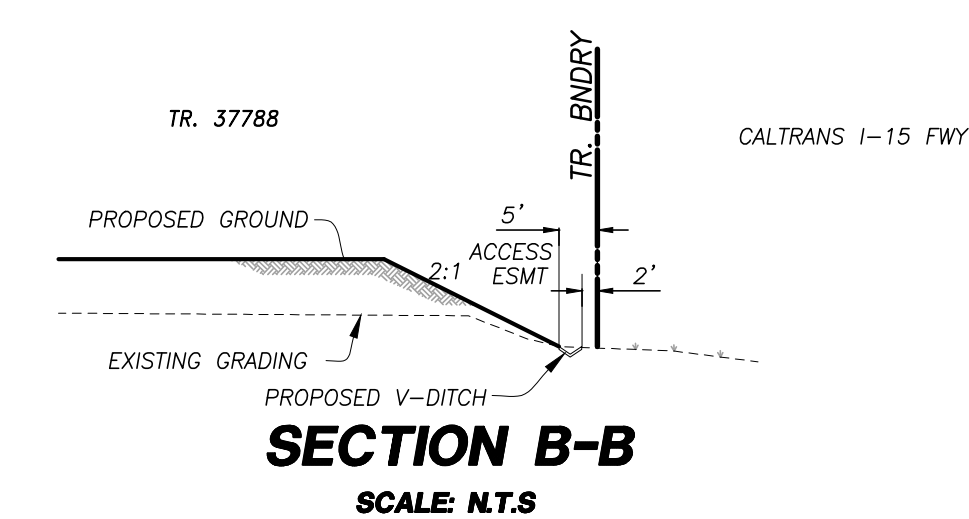
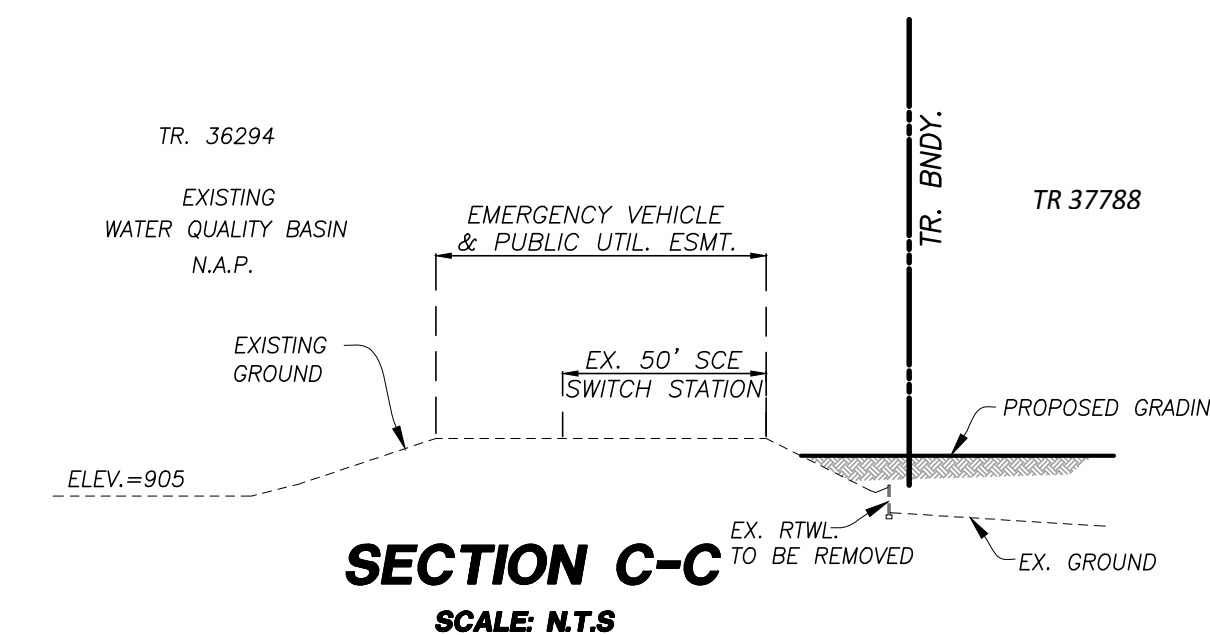
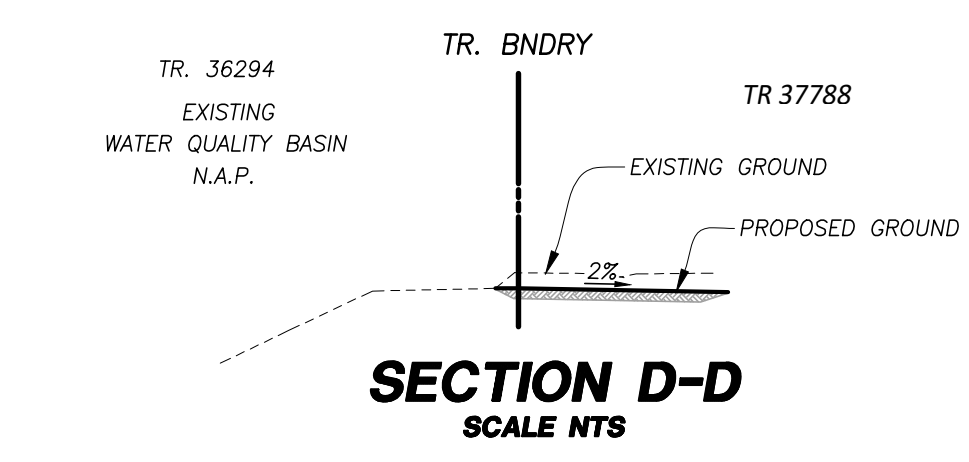
PREPARED BY:

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





W.O. BASIN  
TOP: 918 (4.6 AC.)  
BOTTOM: 905 (3.0 AC.)  
(2' FREEBOARD)  
(79,979 CYS)



LEGEND	
	RIGHT OF WAY
	PARCEL LINE
	TRACT BOUNDARY
	INGRESS/EGRESS EASEMENT
	EASEMENT
	EXISTING LOT LINE
	DAYLIGHT LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
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				DRAWN BY:	LP	PREPARED FOR:		OWNER:		PREPARED BY:		PARCEL MAP NO. 37788				SHEET	
				DESIGNED BY:	DS	BEDFORD MARKET PLACE, LLC		ARANTINE HILLS HOLDINGS, LP A DELAWARE LIMITED PARTNERSHIP		 HUNSAKER & ASSOCIATES		IRVINE, INC.				2 OF 2	
						85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766		85 ENTERPRISE, SUITE 450 ALISO VIEJO, CA 92656 (949) 382-2766		PLANNING ■ ENGINEERING ■ SURVEYING		FOR COMMERCIAL PURPOSES					
										Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0799		City of Corona					
NO.		DATE		REVISIONS		APPROVED		CHECKED BY:		DS							